Appendix A11f Parish: Crowborough

SHELAA Ref: 038/1110 **SITE:** Kingswood, Luxford Lane, Crowborough

SUSTAINABILITY OBJECTIVE		Effects				Site No: 038/1110 Name: Kingswood, Luxford Lane, Crowborough, TN6 2PE
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises a single residential dwelling. • The site is 0.35ha in size and proposed for 11 (net) dwellings by the applicant. • The site lies to the south of the centre of Crowborough and is surrounded on all sides by residential properties, including the Luxford Lane development site on the opposite side of the lane to the north. • Crowborough is classed as a sustainable settlement within the settlement hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • The site lies approx. 350m from the nearest bus stop, which is on Stone Cross Way to the south of the site. Crowborough train station lies approx. 0.7miles to the east of the site. • Both the bus stop and train station are in walking distance of the site however there are no existing footpaths along Luxford Lane. A pedestrian link is expected to support any development site to the connection with Welland Close and the strategic housing development to the east of Luxford Road is expected to provide a pedestrian/cycle links and improvements at the highway verge bounding Luxford House on west side of Luxford Road. Those improvements will provide a traffic free route to Walshes Road and a route towards the railway station. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site complies with the overall Spatial Strategy for the district as it is located within short distance of a sustainable settlement which can be accessed via public transport, subject to pedestrian improvements.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 038/1110 Name: Kingswood, Luxford Lane, Crowborough, TN6 2PE
		S	M	L	Overall	Commentary
						• However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Hailsham, Eastbourne), increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no risk of surface water flooding. • This is a brownfield site with existing impermeable surfaces. However, the intensification of development on the site could introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is no risk of surface water flooding. • The site is not within an area of groundwater concern.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 038/1110 Name: Kingswood, Luxford Lane, Crowborough, TN6 2PE
		S	M	L	Overall	Commentary
						• The proposed development of the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce further impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of flooding from any source, and that policies within the plan will provide for suitable management of surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • 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 the immediate vicinity. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is not classified as agricultural land. • The site is not safeguarded for waste or minerals operations. • The site is a brownfield site and would represent an efficient use of land should it be developed. • There are no known issues with contamination of land.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 038/1110 Name: Kingswood, Luxford Lane, Crowborough, TN6 2PE
		S	M	L	Overall	Commentary
						• Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Given the size of the proposed development and the potential for mitigation measures, it is considered there will be no significant impact on this SA objective.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is within an area classed as being 'bright' by CPREs light pollution mapping. Development on the scale proposed is unlikely to introduce further light pollution, although mitigation measures in line with other local plan policies would still be required. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 038/1110 Name: Kingswood, Luxford Lane, Crowborough, TN6 2PE
		S	M	L	Overall	Commentary
						• The site is approx. 350m from the nearest bus stop (a 5-minute walk) however there are no footpath links at present along Luxford Lane. A pedestrian link is expected to support any development site to the connection with Welland Close and the strategic housing development to the east of Luxford Road is expected to provide a pedestrian/cycle links and improvements at the highway verge bounding Luxford House on west side of Luxford Road. Those improvements will provide a traffic free route to Walshes Road and a route towards the railway station. • Subject to pedestrian access provision, this provides a viable alternative mode of transport for future residents to using their car, which could help reduce air pollution. • There are no sources of noise pollution affecting the site. • The site is within an area of existing built form and development is unlikely to adversely affect a tranquil area. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. Effects are uncertain in the longer term and overall, as, subject to appropriate pedestrian connectivity, the site is within a short walking distance of sustainable transport modes.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is surround by trees which are mature and covered by TPOs and these contribute to the green infrastructure of the site although as the site is within an existing built-up area there is no real connectivity to the wider landscape. • Development would need to seek to retain and enhance the existing trees to maintain and enhance the green infrastructure network of the site. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network and make a positive contribution to nature recovery. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 038/1110 Name: Kingswood, Luxford Lane, Crowborough, TN6 2PE
		S	M	L	Overall	Commentary
						• Due to the lack of details on scheme design, the impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site or the immediate vicinity. Development of the site is therefore unlikely to impact on any designated site. • Priority Habitat Deciduous Woodland is located north of the site on the opposite side of Luxford Lane however the development of the site is unlikely to impact this habitat. • There are no irreplaceable habitats within the site or in close proximity. • The site is not within a Biodiversity Opportunity Area (BOA). • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • The site is surround by trees which are mature and covered by TPOs. Development would need to seek to retain and enhance these features for biodiversity. • No detailed scheme for the site has been put forward yet but development will need to follow the mitigation hierarchy of avoid, minimise, remediate and compensate. • The site is within the 7km zone of Ashdown Forest SPA and will therefore require mitigation in the form of contributions to SANG and SAMM provision. • The effect on this SA Objective is considered to be uncertain, as much will depend on the mitigation measures implemented alongside any development and in line with relevant Local Plan policies.
SO10	LANDSCAPE & TOWNSCAPE					• This site is considered to be of low landscape sensitivity to development within the 2023 Landscape Sensitivity Assessment. • The site is within an area of existing built form, surrounded on all sides by residential development. • The development of the site is unlikely to adversely affect the wider landscape. • The impacts on the townscape in this location will depend on the scheme design and layout, which will need to be in line with other relevant policies within the Local Plan. • Given the size of proposed development and the sites location, it is considered there will be no significant effect on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 038/1110 Name: Kingswood, Luxford Lane, Crowborough, TN6 2PE
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SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • The Grade II listed Luxford House is adjacent to the eastern boundary of the site and development could impact on the setting of this listed building. • Due to the lack of a detailed scheme, effects on this SA Objective are considered to be uncertain at this time.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is an existing vehicular access to the site from Luxford Lane however there are no existing footpaths along Luxford Lane. • The site is within 350m (a 5-minute walk) of the nearest bus stop on Walshes Road to the south, however due to the lack of footpaths along Luxford Lane and Luxford Road, this is currently not safely accessible on foot. • A pedestrian link is expected to support any development site to the connection with Welland Close, which is opposite Combe Edge (cul-de-sac). In addition, strategic housing development to the east of Luxford Road is expected to provide a pedestrian/cycle links and improvements at the highway verge bounding Luxford House on west side of Luxford Road. Those improvements will provide a traffic free route to Walshes Road (where there are bus stops) and a route towards the railway station. The site could potentially link into this. • Bus services into Crowborough High Street and its amenities run every 30 mins, with a journey time from the stop on Walshes Road of 8-minutes. • The train station can be reached via bus services from stops on Luxford Road (approx. 0.5 miles north of the site via Luxford Road), and this takes approx. 4-minutes. • It is around a 35-minute walk to Crowborough High Street, although some of the route has no existing footpaths at present.

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						• There are no details as to any planned improvements to access at this time. • However, current public transport provision is very good with short journey times to the key services and facilities in Crowborough, subject to safe pedestrian access being provided. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time despite the proximity of the site to the bus stops, because it is unclear whether pedestrian access can be established.
SO14	HOUSING					• The proposed development is for 11 (net) dwellings, including provision of affordable homes and self-build/custom build homes in line with policy requirements. • This will make a contribution to the district's identified housing need within a sustainable settlement and with access to sustainable transport. • The impact on this SA Objective is expected to be a minor positive effect making a positive contribution to meeting the district's housing needs, which could be enhanced with the provision of affordable homes.
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as it is proposed for more than 10 (net) dwellings. • The nearest health services are at the Brook Health Centre in Jarvis Brook, approx. 1 mile to the north-east of the site. There is no direct public transport access however, this being via walking to bus stops on Alderbrook Close or Luxford Road. Journey time is approx. 20 mins including the walk. • The Health Centre is within a 23-minute walk of the site, although some of the route does not have existing footpaths currently. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Crowborough. Given the proposed scale of development for this site, it is unlikely to have a significant impact on GP capacity. Further work on health infrastructure may be required.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 038/1110 Name: Kingswood, Luxford Lane, Crowborough, TN6 2PE
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						• The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within Crowborough Parish. It also prioritises exploring opportunities to expand existing provision to cater for a wider range of age ranges at existing sites. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is no deficiency in provision of sports pitches within the Parish however it does make recommendations that pitches and facilities are protected and enhanced for quality purposes. • The site is not proposing improvements to sport and recreation provision or to health service provision. Given its size and scale, it is unclear whether contributions towards such provision are likely to be achieved. • Given the lack of details on the proposal aside from housing numbers, the effects on this SA Objective are considered to be uncertain at this time.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design and quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the layout or design of the site, at the moment, the effect on this SA Objective is considered to be uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • With no details in terms of the housing type, layout or design of the site, the effect on this SA Objective is considered to be uncertain in relation to addressing social deprivation.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect.

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		S	M	L	Overall	Commentary
						• However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • However, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Crowborough will continue with or without this site
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 Ashdown Primary School, 0.4miles north of the site, approx. an 11-minute walk via Luxford Road, although there is no existing footpath on Luxford Lane. Access would likely be via private car. • Further primary, secondary and college provision is located within Crowborough. • 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. • East Sussex County Council is currently considering options for creating additional special school places at Grove Park School in Crowborough. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	Site No: 038/1110 Name: Kingswood, Luxford Lane, Crowborough, TN6 2PE																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located to the south of the centre of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Crowborough. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within reach via public transport of services and facilities within a sustainable settlement. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. Development of the site for housing will contribute to the district's housing need and this is enhanced by the proposed provision of affordable and self-build/custom-build homes in line with relevant Local Plan policies. **Minor positive effects: SO14 Housing** Development of the site for housing will contribute to the district's housing need but given its size this will not be significant. It will provide housing in a sustainable location, and this would be enhanced through affordable housing provision. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. **No significant effect: SO5 Soil, Land and Minerals; SO10 Landscape and Townscape; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.

Selected / Rejected for allocation	The proposal for the site is for 11 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 6 (net) dwellings and has been allocated on this basis. The SHELAA confirms the significant sloping of the site from north down to south results in a reduction in the developable area. The site is within a suitable and sustainable location for growth as development would be well integrated into the existing settlement and would have limited adverse landscape impact in terms of the wider setting. Access constraints can be mitigated with improvements to vehicle access along Luxford Lane and pedestrian and cycle access linked with Welland Close. The setting of Luxford House, which is a grade II listed building will need to be considered within the design of the any scheme. The site is not isolated from services and facilities, with achievable improvements to provide a pedestrian connection to the bus stop at Stone Cross Road.

SHELAA Ref: 055/1110

SITE: Land at Coldrums and Rear of Tyre Depot, London Road, Crowborough

SUSTAINABILITY OBJECTIVE		Effects				Site No: 055/1110	Name: Land at Coldrums and rear of tyre depot, London Road, Crowborough, TN6 2TT
		S	M	L	Overall	Commentary	
SO1	CLIMATE CHANGE MITIGATION					• The site comprises a single residential dwelling and parking area at the rear of a depot / garage. • The site is 0.39ha in size and proposed for 14 (net) dwellings by the applicant. • The site lies within the built-up area of Crowborough, to the north of the High Street and surrounded by residential development, apart from a small equestrian paddock to the north. • Crowborough is classed as a sustainable settlement within the settlement hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • The site lies approx. 75m from the nearest bus stop (less than a 5-minute walk), which is at The Cross to the south of the site and has good pedestrian connectivity to it. • Crowborough train station is 1.5 miles south-east of the site and is accessible via the bus service with a journey time of approx. 14-minutes. It is a 35-minute walk via Crowborough Hill. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site complies with the overall Spatial Strategy for the district as it is located within a short distance of a sustainable settlement which can be accessed via public transport and on foot safely. • However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Hailsham, Eastbourne), increasing emissions, although mitigation measures such as EV charging infrastructure could address this.	

SUSTAINABILITY OBJECTIVE		Effects				Site No: 055/1110 Name: Land at Coldrums and rear of tyre depot, London Road, Crowborough, TN6 2TT
		S	M	L	Overall	Commentary
						• Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no risk of surface water flooding. • This is a brownfield site with existing impermeable surfaces. However, the intensification of development on the site could introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is no risk of surface water flooding. • The site is not within an area of groundwater concern. • The proposed development of the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce further impermeable surfaces.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 055/1110 Name: Land at Coldrums and rear of tyre depot, London Road, Crowborough, TN6 2TT
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of flooding from any source, and that policies within the plan will provide for suitable management of surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • 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 the immediate vicinity. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is not classified as agricultural land. • The site is not safeguarded for waste or minerals operations. • The site is a brownfield site and would represent an efficient use of land should it be developed. • There are no known issues with contamination of land however the existing use as part of a tyre depot / garage, there is a likelihood that the site may be affected by contamination, although it is unlikely that extensive mitigation will be required.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 055/1110 Name: Land at Coldrums and rear of tyre depot, London Road, Crowborough, TN6 2TT
		S	M	L	Overall	Commentary
						• Mitigation measures will need to be identified, which safeguard soil health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Given the size of the proposed development, the existing use of the site and the potential for mitigation measures, it is considered there will be no significant impact on this SA objective.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is within an area classed as being 'brighter' by CPREs light pollution mapping. Development on the scale proposed is unlikely to introduce further light pollution given the surrounding built form, although mitigation measures in line with other local plan policies would still be required. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The site is within 75m of the nearest bus stop (less than a 5-minute walk) and has good existing pedestrian access. The site is also within a 4-minute walk via safe, existing

SUSTAINABILITY OBJECTIVE		Effects				Site No: 055/1110 Name: Land at Coldrums and rear of tyre depot, London Road, Crowborough, TN6 2TT
		S	M	L	Overall	Commentary
						pedestrian footpath of Crowborough High Street. This provides viable alternative modes of transport for future residents to using their car, which could help reduce air pollution. • There are no sources of noise pollution affecting the site. • The site is within an area of existing built form and development is unlikely to adversely affect a tranquil area. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. In the longer term, given the sites proximity to alternative modes of transport and services and facilities in Crowborough, together with its location within a 'brighter' and noisy area, no significant effects are expected.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are some hedgerows along the boundaries of the site but given its location within the built-up area there is no connectivity to the wider green & blue infrastructure network. • Development should still seek to retain and protect the existing hedgerows to maintain and enhance the green infrastructure network of the site. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the sites' green and blue infrastructure network and make a positive contribution to nature recovery. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • Due to the location of the site, its size and lack of existing green infrastructure network connectivity, no significant effect is expected on this SA Objective.
SO9	BIODIVERSITY					• There are no designated biodiversity sites, Priority Habitats or irreplaceable habitats within the site or the immediate vicinity. Development of the site will not impact on any designated site / habitat. • The site is not within a Biodiversity Opportunity Area (BOA).

SUSTAINABILITY OBJECTIVE		Effects				Site No: 055/1110 Name: Land at Coldrums and rear of tyre depot, London Road, Crowborough, TN6 2TT
		S	M	L	Overall	Commentary
						• Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • Development would need to seek to retain and enhance the existing hedgerows for biodiversity. • No detailed scheme for the site has been put forward yet but development will need to follow the mitigation hierarchy of avoid, minimise, remediate and compensate. • The site is within the 7km zone of Ashdown Forest SPA and will therefore require mitigation in the form of contributions to SANG and SAMM provision. • Given the above, and the requirement for BNG through other Local Plan policies, it is considered there will be no significant effect on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• The site was not individually assessed within the 2023 Landscape Sensitivity Assessment as it lies within the existing built-up area of Crowborough. • The site sits within a heavily residential part Crowborough and within the proposed development boundary near the town centre. • This would indicate that the site has low landscape sensitivity to development. • The site is well screened from all sides; however, some of the trees along the existing access road to the site and eastern boundary are covered by a TPO. • The development of the site will not adversely affect the wider landscape or townscape of Crowborough. • Given the above, it is considered there will be no significant effect on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no heritage assets within the site or in the vicinity of the site. • Given the above, it is considered there will be no significant effect on this SA Objective
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 055/1110 Name: Land at Coldrums and rear of tyre depot, London Road, Crowborough, TN6 2TT
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is an existing vehicular access to the site from London Road, however this is narrow and to widen the access could potentially conflict with the junction for Pilmer Road and London Road. • The site is within 75m (less than a 5-minute walk) of the nearest bus stop at The Cross to the south to the south and has good existing pedestrian access. • Crowborough High Street is a 4-minute walk from the site via safe pedestrian footpaths. Bus services can be accessed from the High Street. • The train station can be reached via the bus services form the High Street with a journey time of 15-minutes. • The existing access to the site from London Road is suitable for pedestrians and cyclists to use. • 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. • Given the proximity of the site to the services and facilities in Crowborough High Street, with safe pedestrian access and public transport provision, the effects on this SA Objective are expected to be major positive.
SO14	HOUSING					• The proposed development is for 14 (net) dwellings. • This will make a contribution to the district's identified housing need within a sustainable settlement and with good access to sustainable transport, services and facilities. • The impact on this SA Objective is expected to be a minor positive effect making a positive contribution to meeting the district's housing needs, which could be enhanced with the provision of affordable homes.
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as it is proposed for more than 10 (net) dwellings. • The nearest health services are at Beacon Surgery approx. 0.2 miles to the south-west of the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 055/1110 Name: Land at Coldrums and rear of tyre depot, London Road, Crowborough, TN6 2TT
		S	M	L	Overall	Commentary
						• The surgery is within a 5-minute walk of the site and there is good existing pedestrian access. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Crowborough. Given the proposed scale of development for this site, it is unlikely to have a significant impact on GP capacity. Further work on health infrastructure may be required. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within Crowborough Parish. It also prioritises exploring opportunities to expand existing provision to cater for a wider range of age ranges at existing sites. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is no deficiency in provision of sports pitches within the Parish however it does make recommendations that pitches and facilities are protected and enhanced for quality purposes. • The site is not proposing improvements to sport and recreation provision or to health service provision. Given its size and scale, it is unclear whether contributions towards such provision are likely to be achieved. • Given the lack of details on the proposal aside from housing numbers, the effects on this SA Objective are considered to be uncertain at this time.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design and quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the layout or design of the site, at the moment, the effect on this SA Objective is considered to be uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 055/1110 Name: Land at Coldrums and rear of tyre depot, London Road, Crowborough, TN6 2TT
		S	M	L	Overall	Commentary
						• However, the site is within very close proximity of the services and facilities in Crowborough and future residents would be able to access these safely via existing footpaths. • With no details in terms of the housing type, layout or design of the site, the effect on this SA Objective is considered to be uncertain in relation to addressing social deprivation.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • However, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Crowborough will continue with or without this site
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 St Mary's Catholic Primary School, approx. 0.7 miles south of the site. The school can be accessed via bus services and walking (approx. 9-minute journey) and by walking (approx. 16-minute journey time). • Further primary, secondary and college provision is located within Crowborough. • 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. • East Sussex County Council is currently considering options for creating additional special school places at Grove Park School in Crowborough. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	Site No: 055/1110	Name: Land at Coldrums and rear of Tyre Depot, London Road, Crowborough, TN6 2TT																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located within the existing built-up area of Crowborough close to the town centre/High Street, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Crowborough. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within reach via public transport of services and facilities within a sustainable settlement. **Major positive effects: SO3 Flood Risk and SO13 Travel & Accessibility** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. The site is within close proximity of bus services and had good existing pedestrian access to these. It also has good pedestrian access to the High Street services and facilities in Crowborough. **Minor positive effects: SO14 Housing** Development of the site for housing will contribute to the district's housing need but given its size this will not be significant. It will provide housing in a sustainable location, and this would be enhanced through affordable housing provision. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. **No significant effect: SO5 Soil, Land and Minerals; SO7 Pollution; SO9 Biodiversity; SO10 Landscape and Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The type of proposed development and the site's location means no significant effects on these SA Objectives.

	Uncertain: for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 11 dwellings. Given the constraints identified within the evidence base and SA, primarily the existing narrow access to the site which is unsuitable as a vehicle access and cannot be widened due to conflicts with the junction for Pilner Road and London Road, it is considered that the site would only be appropriate for up to 9 (net) dwellings and has been proposed for allocation on this basis. It should be noted that this site is taken forward for allocation in combination with Sites 317/1110 and 634/1110 and a suitable vehicular access is achievable as a result. The site is situated within the built-up area near Crowborough's town centre and therefore has good access to local facilities and amenities, including a bus stop for public transport and the Crowborough Leisure Centre. The site is close to the Crowborough Conservation area to the south and the design of any scheme well need to consider protecting its character and appearance. Additionally, the site is within 7km of the Ashdown Forest SPA therefore is the site were to come forward for development it would require a Habitats Regulation Assessment.

SHELAA Ref: 110/1110 **SITE:** Land at Hodges, Steel Cross Road, Crowborough

SUSTAINABILITY OBJECTIVE		Effects				Site No: 110/1110 Name: Land at Hodges, Steel Cross Road, Crowborough, TN6 3HD
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises a single residential dwelling and its curtilage. • The site is 1.54ha in size and proposed for 10 (net) dwellings by the applicant. • The site lies on the north-eastern periphery of Crowborough, within an area known as Steel Cross. • Crowborough is classed as a sustainable settlement within the settlement hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • The site lies within 200m of the nearest bus stops (a 5-minute walk), which are on Eridge Road and Green Lane North to the west. These are accessible via existing pedestrian footpaths along Eridge Road. Bus journey times to Crowborough Hight Street are 5-minutes. • Crowborough train station is 2.3 miles south however, Eridge Train station is 1.6 miles to the north of the site and more accessible via the bus services every 40 mins (approx. 12-minute journey time). • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site complies with the overall Spatial Strategy for the district as it is located within a short distance of a sustainable settlement which can be accessed via public transport. • However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Hailsham, Eastbourne), increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 110/1110 Name: Land at Hodges, Steel Cross Road, Crowborough, TN6 3HD
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no risk of surface water flooding. • This is a brownfield site with existing impermeable surfaces. However, the intensification of development on the site could introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is no risk of surface water flooding. • The site is not within an area of groundwater concern. • The proposed development of the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce further impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 110/1110 Name: Land at Hodges, Steel Cross Road, Crowborough, TN6 3HD
		S	M	L	Overall	Commentary
						• Given the site is not at risk of flooding from any source, and that policies within the plan will provide for suitable management of surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • 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 the immediate vicinity. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is not classified as agricultural land. • The site is not safeguarded for waste or minerals operations. • The site is a brownfield site and would represent an efficient use of land should it be developed. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 110/1110 Name: Land at Hodges, Steel Cross Road, Crowborough, TN6 3HD
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is within an area classed as being 'brighter' by CPREs light pollution mapping. Development on the scale proposed is unlikely to introduce further light pollution given although mitigation measures in line with other local plan policies would still be required. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The site is within 200m of the nearest bus stops (a 5-minute walk) and has good existing pedestrian access. Journey times to Crowborough High Street are approx. 5-minutes. This provides a viable alternative mode of transport for future residents to using their car, which could help reduce air pollution. • There are no sources of noise pollution affecting the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 110/1110 Name: Land at Hodges, Steel Cross Road, Crowborough, TN6 3HD
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. In the longer term, given the sites proximity to alternative modes of transport but acknowledging that there would still be car use, the effects are uncertain in the longer term.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are trees (some mature) along the eastern boundary covered by a TPO which contribute to the green infrastructure network. • Development should seek to retain and protect the existing trees to maintain and enhance the green infrastructure network of the site. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the sites' green and blue infrastructure network and make a positive contribution to nature recovery. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • Due to the lack of detail for the site, effects are uncertain at this stage.
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site or the immediate vicinity. Development of the site will not impact on any designated site. • The site is not within a Biodiversity Opportunity Area (BOA). • Priority Habitat Deciduous Woodland covers the majority of the northern and eastern parts of the site. Development could adversely impact on this woodland. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • Development would need to seek to retain and enhance the existing trees and woodland for biodiversity. • No detailed scheme for the site has been put forward yet but development will need to follow the mitigation hierarchy of avoid, minimise, remediate and compensate.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 110/1110 Name: Land at Hodges, Steel Cross Road, Crowborough, TN6 3HD
		S	M	L	Overall	Commentary
						• The site is within the 7km zone of Ashdown Forest SPA and will therefore require mitigation in the form of contributions to SANG and SAMM provision. • Given the extensive coverage of the site by Priority Habitat Deciduous Woodland, there is the potential for adverse effects from development. • Given the lack of detail as to the scheme design but acknowledging the potential for adverse effects on the Priority Habitat Deciduous Woodland on site, the effects on this SA Objective are considered to be minor negative.
SO10	LANDSCAPE & TOWNSCAPE					• The site is considered to have moderate to high landscape sensitivity to development within the 2023 Landscape Sensitivity Assessment. • The site is within the High Weald National Landscape which increases its sensitivity however this is balanced by the presence of existing urban fringe land uses such as golf courses, sports fields and a campsite as well as the sites proximity to the busy A26. • This is, however, a flat site that is enclosed with limited views to the northwest and south. The site is well screened from the road by trees. • Whilst the site is well screened within the wider landscape, its development would result in the loss of land within the High Weald National Landscape. • Therefore, minor negative effects are expected on this SA Objective, although landscape mitigation measures will be achievable.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no heritage assets within the site. • However, the site is within an area of archaeological interest due to the earthwork remains of a possible Bloomery site and ironstone extraction pit, which cover a large proportion of the northern part of the site. Further work would be required to investigate this as part of any development as development could adversely affect the archaeological interest. • Effects are considered to be minor negative at this time due to the lack of a detailed scheme of works, the need to potentially undertake archaeological investigations and the potential for adverse impacts on the Bloomery site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 110/1110 Name: Land at Hodges, Steel Cross Road, Crowborough, TN6 3HD
		S	M	L	Overall	Commentary
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is an existing vehicular access to the site from Eridge Road however this access is owned by the existing residential property, which has not been included as part of the site. Therefore, it is unclear whether access to the site can be achieved. • The site is within 200m (a 5-minute walk) of the nearest bus stops Eridge Road and Green Lane North and has good existing pedestrian access to both. • Crowborough High Street is a 9-minute bus journey from the site. Bus services run every half hour weekdays and every hour at weekends. • Eridge train station can be reached via the bus services with a journey time of 10-minutes. • 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. • Given the proximity of the site to bus services, with safe pedestrian access, but acknowledging that access to / from the site onto Eridge Road needs to be achieved, the effects on this SA Objective are expected to be minor positive.
SO14	HOUSING					• The proposed development is for 10 (net) dwellings. • This will make a contribution to the district's identified housing need within a sustainable settlement and with good access to sustainable transport. • The impact on this SA Objective is expected to be a minor positive effect making a positive contribution to meeting the district's housing needs, which could be enhanced with the provision of affordable homes.
SO15	HEALTH					• The site will require a Health Impact Assessment as it is proposed for 10 (net) dwellings.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 110/1110 Name: Land at Hodges, Steel Cross Road, Crowborough, TN6 3HD
		S	M	L	Overall	Commentary
	& WELLBEING					• The nearest health services are at Beacon Surgery approx. 1.8 miles to the south-west of the site. • The surgery is accessible via the bus service with a journey time of approx. 8-minutes and there is good existing pedestrian access to the bus service. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Crowborough. Given the proposed scale of development for this site, it is unlikely to have a significant impact on GP capacity. Further work on health infrastructure may be required. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within Crowborough Parish. It also prioritises exploring opportunities to expand existing provision to cater for a wider range of age ranges at existing sites. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is no deficiency in provision of sports pitches within the Parish however it does make recommendations that pitches and facilities are protected and enhanced for quality purposes. • The site is not proposing improvements to sport and recreation provision or to health service provision. Given its size and scale, it is unclear whether contributions towards such provision are likely to be achieved. • Given the lack of details on the proposal aside from housing numbers, the effects on this SA Objective are considered to be uncertain at this time.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design and quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the layout or design of the site, at the moment, the effect on this SA Objective is considered to be uncertain in relation to quality of life and social inclusion factors

SUSTAINABILITY OBJECTIVE		Effects				Site No: 110/1110 Name: Land at Hodges, Steel Cross Road, Crowborough, TN6 3HD
		S	M	L	Overall	Commentary
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • However, the site has good access to the services and facilities in Crowborough via the bus service and future residents would be able to access these safely via existing footpaths. • With no details in terms of the housing type, layout or design of the site, the effect on this SA Objective is considered to be uncertain in relation to addressing social deprivation.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • However, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Crowborough will continue with or without this site
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 St Mary's Catholic Primary School, approx. 1.8 miles south of the site. The school can be accessed via bus services and walking (approx. 20-minute journey) although it is most likely this would be via private car. • Further primary, secondary and college provision is located within Crowborough, with Beacon Academy 6th Form 0.8 miles from the site (an approx. 19-minute walk via Green Lane). • 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. • East Sussex County Council is currently considering options for creating additional special school places at Grove Park School in Crowborough (1.5 miles from the site).

SUSTAINABILITY OBJECTIVE		Effects				Site No: 110/1110	Name: Land at Hodges, Steel Cross Road, Crowborough, TN6 3HD
		S	M	L	Overall	Commentary	
						• The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.	

SUMMARY OF RESULTS:	Site No: 110/1110 Name: Land at Hodges, Steel Cross Road, Crowborough, TN6 3HD																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The southern part of the site, within the proposed development boundary for Crowborough, has planning permission for 5 (net) dwellings. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should the remainder of this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the periphery of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The southern part of the site that adjoins Eridge Road is within the proposed development boundary for Crowborough and has planning permission for 5 (net) dwellings, however the northern part of the site is outside it. The site does, therefore, partially conform with the overall spatial strategy for development within Wealden as a whole as it is within reach via public transport of services and facilities within a sustainable settlement. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. **Minor positive effects: SO13 Travel & Accessibility and SO14 Housing** The site is within close proximity of frequent bus services and has good existing pedestrian access to these with short journey times to the High Street services and facilities in Crowborough and Eridge train station. However, access from the site onto Eridge Road needs to be achieved. Development of the site for housing will contribute to the district's housing need but given its size this will not be significant. It will provide housing in a sustainable location, and this would be enhanced through affordable housing provision. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO9 Biodiversity; SO10 Landscape and Townscape and SO11 Historic & Cultural Heritage.** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact.

	The southern part of the site has planning permission for 5 (net) dwellings. The remainder of the site is predominantly covered by Priority Habitat Deciduous Woodland which has a high ecological value. Development on this part of the site would have a significant adverse impact on the woodland. Whilst the site is well enclosed, it is classed as having moderate to high sensitivity to development and would result in the loss of land within the High Weald National Landscape. The Earthwork remains of the possible Bloomery site and ironstone extraction pit area also cover a large proportion of the remainder of the site and whilst investigations would be required, there is the potential for development to significantly affect this historic site. **No significant effect: SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The southern part of the site has planning permission for 5 (net) dwellings which have now been built out. The reminder of the site is not taken forward for allocation as its development would likely have a significant impact on the Priority Habitat Deciduous Woodland on site. Development would also result in the loss of land within the High Weald National Landscape which it is considered cannot be suitably mitigated.

SHELAA Ref: 139/1110 **SITE:** Dalvern, Hurtis Hill, Crowborough

SUSTAINABILITY OBJECTIVE		Effects				Site No: 139/1110 Name: Dalvern, Hurtis Hill, Crowborough, TN6 3AB
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises a single residential dwelling and curtilage as well as woodland. • The site is 1.12ha in size and proposed for 34 (net) dwellings by the applicant. • The site lies on the south-western periphery of Crowborough. • Crowborough is classed as a sustainable settlement within the settlement hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • The site lies within 200m of the nearest bus stop, which is at Windlesham Manor to the west of the site, but pedestrian connectivity to it is poor. • Crowborough train station is 1.35 miles east of the site but is not fully accessible by public transport. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site does not comply with the overall Spatial Strategy for the district as it is at some distance from the centre of Crowborough and has poor access to sustainable transport, despite its proximity to bus stops. • Development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Hailsham, Eastbourne), increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified

SUSTAINABILITY OBJECTIVE		Effects				Site No: 139/1110 Name: Dalvern, Hurtis Hill, Crowborough, TN6 3AB
		S	M	L	Overall	Commentary
						to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no risk of surface water flooding. • This is a mixed brownfield and greenfield site with some existing impermeable surfaces. The brownfield element comprises less than 50% of the site. However, the intensification of development on the site could introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is no risk of surface water flooding. • The site is not within an area of groundwater concern. • The proposed development of the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce further impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of flooding from any source, and that policies within the plan will provide for suitable management of surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 139/1110 Name: Dalvern, Hurtis Hill, Crowborough, TN6 3AB
		S	M	L	Overall	Commentary
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or the immediate vicinity. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is not classified as agricultural land. • The site is not safeguarded for waste or minerals operations. • The site is a mixed brownfield / greenfield site with less than 50% being brownfield. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination however soil disturbance could lead to compaction and erosion. • Mitigation measures will need to be identified, which safeguard soil 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. • Effects are considered to be uncertain at this time due to the lack of details as to the scheme proposed although mitigation measures through relevant Local Plan policies should be achievable.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 139/1110 Name: Dalvern, Hurtis Hill, Crowborough, TN6 3AB
		S	M	L	Overall	Commentary
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is within an area classed as being 'brighter' by CPREs light pollution mapping. Development on the scale proposed could introduce additional light pollution, although mitigation measures in line with other local plan policies would be required. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The site is within 200m of the nearest bus stop (a 5-minute walk) but has poor existing pedestrian access. If this can be resolved then this provides viable alternative modes of transport for future residents to using their car, which could help reduce air pollution. • There are no sources of noise pollution affecting the site. • The site is on the periphery of Crowborough but has residential development around it to the north, west and east. Therefore, development is unlikely to adversely affect a tranquil area. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. In the longer term, given

SUSTAINABILITY OBJECTIVE		Effects				Site No: 139/1110 Name: Dalvern, Hurtis Hill, Crowborough, TN6 3AB
		S	M	L	Overall	Commentary
						the sites proximity to alternative modes of transport but lack of good pedestrian access to these at present, together with its location within a 'brighter' area, the effects are considered to be uncertain.
SO8	GREEN & BLUE INFRASTRUCTURE					• The whole southern part of the site is covered by woodland, which is deciduous woodland with TPOs on some parts of the southern boundary. These features contribute to the sites green infrastructure network and the wider network to the south west and south east where there is further woodland. • Development should seek to retain and protect the existing woodland and trees to maintain and enhance the green infrastructure network of the site and wider area. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the sites' green and blue infrastructure network and make a positive contribution to nature recovery. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • Due to the location of the site, the woodland coverage and connectivity to the wider area to the south, development could have an impact and so effects are considered to be uncertain at this time, acknowledging the lack of a detailed scheme of development and the potential for mitigation measures.
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site or the immediate vicinity. Development of the site will not impact on any designated site. • The site is not within a Biodiversity Opportunity Area (BOA). • The whole of the southern part of the site is covered by Priority Habitat Deciduous Woodland which has a high ecological value. Development would need to fully account for this and provide suitable buffers to protect the woodland from impacts. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • Development would need to seek to retain and enhance the existing woodland and TPO trees for biodiversity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 139/1110 Name: Dalvern, Hurtis Hill, Crowborough, TN6 3AB
		S	M	L	Overall	Commentary
						• No detailed scheme for the site has been put forward yet but development will need to follow the mitigation hierarchy of avoid, minimise, remediate and compensate. • The site is within the 7km zone of Ashdown Forest SPA and will therefore require mitigation in the form of contributions to SANG and SAMM provision. • The site is close to Crowborough Common (to the west of the site) however access along Hurtis Hill Road is limited due to lack of footpaths on the southern side of the road, where the site is located. • Given the proposed quantum of development and the presence of the Priority Habitat woodland on a large proportion of the site, minor negative effects are expected on this SA Objective, although provision of BNG through policy is acknowledged.
SO10	LANDSCAPE & TOWNSCAPE					• The site was not individually assessed within the 2023 Landscape Sensitivity Assessment, but it lies within the Crowborough South assessment unit which is considered to have moderate to high landscape sensitivity to housing development in part due to its elevated and undulating ridged landform and its intervisibility with the High Weald National Landscape. • The site itself is however, well screened on all sides from the wider landscape and its topography is relatively flat. • The High Weald National Landscape lies to the west of the site beyond the High Broom Road. Development is unlikely to significant impact on the High Weald National Landscape. • The development of the site is unlikely to adversely affect the wider landscape, particularly given the presence of the woodland in the south of the site which provides screening. • The site is peripheral to Crowborough but has residential development around it. Depending on the design of any scheme, development is unlikely to have a significant impact on the townscape of Crowborough. • Given the sites location, screening and surrounding land uses, it is considered there will be no significant effect on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 139/1110 Name: Dalvern, Hurtis Hill, Crowborough, TN6 3AB
		S	M	L	Overall	Commentary
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no heritage assets within the site or in the vicinity of the site. • Given the above, it is considered there will be no significant effect on this SA Objective
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is an existing vehicular access on to Hurtis Hill however this has poor visibility and would require significant improvement to accommodate the quantum of development proposed. • The site is within 200m (a 5-minute walk) of the nearest bus stop at Windlesham Manor to the west of the site but has poor existing pedestrian access. • There is likely to still be some travel by car from this site, although if improvements to pedestrian access to the bus stop can be achieved this may mitigate this. • Bus journey times to Crowborough High Street are 10 mins and buses run every 15 mins during the week. • The train station can be reached via the bus services from the High Street with a journey time of 15-minutes. • There are no pedestrian footways on the southern side of Hurtis Hill (where the site is located) and the road alignment limits the provision of a pedestrian crossing. • There are no PRoW within the site so development will not impact on PRoW. • 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. • Given the existing poor pedestrian access to bus services but acknowledging that if this can be overcome the site is close to sustainable transport with short journey times to key

SUSTAINABILITY OBJECTIVE		Effects				Site No: 139/1110 Name: Dalvern, Hurtis Hill, Crowborough, TN6 3AB
		S	M	L	Overall	Commentary
						services and facilities, effects are considered to be uncertain due to the lack of details on the scheme design and any transport improvements.
SO14	HOUSING					• The proposed development is for 34 (net) dwellings. • This will make a contribution to the district's identified housing need. • The impact on this SA Objective is expected to be a minor positive effect making a positive contribution to meeting the district's housing needs, which could be enhanced with the provision of affordable homes.
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as it is proposed for more than 10 (net) dwellings. • The nearest health services are to the north of the site at Saxonbury House Surgery (1.2 miles) and Beacon Surgery (approx. 1.8 miles). • Saxonbury House surgery can be reached via the bus service from Windlesham Manor with a journey time of 8-minutes and a half hourly frequency. Beacon surgery can also be reached by the same bus service with a journey time of 13-minutes and a frequency of 20-minutes. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Crowborough. Given the proposed scale of development for this site, there could be an impact on GP capacity. Further work on health infrastructure may be required. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within Crowborough Parish. It also prioritises exploring opportunities to expand existing provision to cater for a wider range of age ranges at existing sites. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is no deficiency in provision of sports pitches within the Parish however it does make recommendations that pitches and facilities are protected and enhanced for quality purposes. • The site is within a 14-minute bus journey of Crowborough Leisure Centre.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 139/1110 Name: Dalvern, Hurtis Hill, Crowborough, TN6 3AB
		S	M	L	Overall	Commentary
						• The site is not proposing improvements to sport and recreation provision or to health service provision. Given its size and scale, contributions towards such provision are likely to be achieved. • The site is within a short journey time of health and leisure facilities in Crowborough although it is acknowledged that pedestrian improvements to bus services via Hurtis Hill will be required. Notwithstanding this, minor positive effects are expected on this SA Objective.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design and quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the layout or design of the site, at the moment, the effect on this SA Objective is considered to be uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • However, the site is within close proximity of the services and facilities in Crowborough via bus services, if pedestrian access can be achieved. • With no details in terms of the housing type, layout or design of the site, the effect on this SA Objective is considered to be uncertain in relation to addressing social deprivation.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 139/1110 Name: Dalvern, Hurtis Hill, Crowborough, TN6 3AB
		S	M	L	Overall	Commentary
						• Development of the site, with associated pedestrian access improvements, would place new residents within a short journey time of services and facilities in Crowborough via the bus service. However, Crowborough town centre is likely to continue in terms of viability and vitality with or without this site. • 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 schools are Ashdown Primary (Junior) School, approx. 0.5 miles east of the site and Ashdown Primary (Infant) School, approx. 1.3 miles to the east. The schools can be accessed via bus services and walking (approx. 21-minute journey) although it is more likely private car use will be the main transport option. • Further primary, secondary and college provision is located within Crowborough. • 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. • East Sussex County Council is currently considering options for creating additional special school places at Grove Park School in Crowborough. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	Site No: 139/1110 Name: Dalvern, Hurtis Hill, Crowborough, TN6 3AB																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the southwestern periphery of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The front of the site lies within the proposed development boundary for Crowborough however the majority of the site is outside it. The site does, partially, conform with the overall spatial strategy for development within Wealden as a whole as it is within reach via public transport of services and facilities within a sustainable settlement, although pedestrian access to public transport requires improvement. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. **Minor positive effects: SO14 Housing and SO15 Health & Wellbeing** Development of the site for housing will contribute to the district's housing need but given its size this will not be significant. It will provide housing in a relatively sustainable location, and this would be enhanced through affordable housing provision. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO9 Biodiversity** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. The majority of the site is covered by high ecological value Priority Habitat Deciduous Woodland, and it is likely that development would have an adverse effect on this woodland despite potential mitigation. **No significant effect: SO10 Landscape and Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.

Selected / Rejected for allocation	The site is not taken forward for allocation. It is considered that despite its proximity to frequent bus services, it would be difficult to deliver the required improvements to the existing access due to the nature of Hurtis Hill road, resulting in suitable visibility splays and a pedestrian crossing to the footpath on the opposite side of the road being unachievable. The southern part of the site is covered by priority habitat deciduous woodland, with the woodland adjacent to the southern boundary also covered by a TPO. It is considered that development of the site would not be able to adequately mitigate any potential adverse effects on this highly ecologically valuable habitat.

SHELAA Ref: 158/1110

SITE: Land at Junction of Eridge Road and A26, Steel Cross, Crowborough

SUSTAINABILITY OBJECTIVE		Effects				Site No: 158/1110 Name: Land at junction of Eridge Road and A26, Steel Cross, Crowborough, TN6 2XB
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises disused agricultural land. • The site is 2.54ha in size and proposed for 12 (net) dwellings by the applicant. • The site lies on the north-eastern periphery of Crowborough, within an area known as Steel Cross. • Crowborough is classed as a sustainable settlement within the settlement hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • The site lies within 200m of the nearest bus stop, Green Lane North, to the south. There is no pedestrian connectivity to the bus stop from the site. • Crowborough train station is 1.3 miles south however, the only reasonable access to the station is via private motor vehicle. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site does not comply with the overall Spatial Strategy for the district as whilst it is located within a short distance of a sustainable settlement, there is no access to sustainable transport to access Crowborough. • Development of the site is likely to result in an increase in car use to reach Crowborough and other settlements (i.e. Hailsham, Eastbourne), increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 158/1110 Name: Land at junction of Eridge Road and A26, Steel Cross, Crowborough, TN6 2XB
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no risk of surface water flooding. • This is a greenfield site and development on the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is no risk of surface water flooding. • The site is not within an area of groundwater concern. • The proposed development of the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce further impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 158/1110 Name: Land at junction of Eridge Road and A26, Steel Cross, Crowborough, TN6 2XB
		S	M	L	Overall	Commentary
						• Given the site is not at risk of flooding from any source, and that policies within the plan will provide for suitable management of surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • 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 the immediate vicinity. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is classifieds as disused agricultural land but has no classification within the Agricultural Land Classification system. • The site is not safeguarded for waste or minerals operations. • The site is a greenfield site. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction / erosion as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 158/1110 Name: Land at junction of Eridge Road and A26, Steel Cross, Crowborough, TN6 2XB
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is within an area classed as being 'darker' by CPREs light pollution mapping. Development on the scale proposed is unlikely to introduce further light pollution, although mitigation measures in line with other local plan policies would still be required. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The site is within 200m of the nearest bus stop but has no pedestrian connectivity. • Some road noise from the A26 along the north-eastern boundary could affect development on this site. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 158/1110 Name: Land at junction of Eridge Road and A26, Steel Cross, Crowborough, TN6 2XB
		S	M	L	Overall	Commentary
						• The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. In the longer term, effects are also considered to be minor negative as whilst the site is in close proximity to a bus stop, there is no pedestrian connectivity to it and this is unlikely to be achievable, meaning a reliance on car use and increases in air pollution.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are some trees (some mature) along the southern boundary covered by a TPO which contribute to the green infrastructure network. • Development should seek to retain and protect the existing trees to maintain and enhance the green infrastructure network of the site. • There is also Deciduous Woodland in the south-western corner of the site which contributes to the green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the sites' green and blue infrastructure network and make a positive contribution to nature recovery. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • Due to the lack of detail for the site, effects are uncertain at this stage.
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site or the immediate vicinity. Development of the site will not impact on any designated site. • The site is not within a Biodiversity Opportunity Area (BOA). • Priority Habitat Deciduous Woodland is present in the south west corner of the site, and this connects to further Priority Habitat Deciduous Woodland to the south west of the site. Development could adversely impact on this woodland. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • Development would need to seek to retain and enhance the existing trees and woodland for biodiversity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 158/1110 Name: Land at junction of Eridge Road and A26, Steel Cross, Crowborough, TN6 2XB
		S	M	L	Overall	Commentary
						• No detailed scheme for the site has been put forward yet but development will need to follow the mitigation hierarchy of avoid, minimise, remediate and compensate. • The site is within the 7km zone of Ashdown Forest SPA and will therefore require mitigation in the form of contributions to SANG and SAMM provision. • Given the presence of Priority Habitat Deciduous Woodland, there is the potential for adverse effects from development. • Given the lack of detail as to the scheme design but acknowledging the potential for mitigation measures in relation to the Priority Habitat Deciduous Woodland on site, the effects on this SA Objective are considered to be uncertain at this time.
SO10	LANDSCAPE & TOWNSCAPE					• The site is considered to have moderate to high landscape sensitivity to development within the 2023 Landscape Sensitivity Assessment. • The site is within the High Weald National Landscape which increases its sensitivity however this is balanced by the presence of existing urban fringe land uses such as golf courses, sports fields and a campsite as well as the sites proximity to the busy A26. • This is, however, a flat site that is enclosed with limited views to the northwest and south. The site is well screened from the road by trees. • Whilst the site is well screened within the wider landscape, its development would result in the loss of land within the High Weald National Landscape. • Therefore, minor negative effects are expected on this SA Objective, although landscape mitigation measures will be achievable.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no heritage assets within the site. • However, the site is within an area of archaeological interest due to the earthwork remains of a possible Bloomery site and ironstone extraction pit, which cover a large proportion of the southern part of the site. Further work would be required to investigate this as part of any development as development could adversely affect the archaeological interest.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 158/1110 Name: Land at junction of Eridge Road and A26, Steel Cross, Crowborough, TN6 2XB
		S	M	L	Overall	Commentary
						• Effects are considered to be minor negative at this time due to the lack of a detailed scheme of works, the need to potentially undertake archaeological investigations and the potential for adverse impacts on the Bloomery site.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is an existing vehicular access to the site from Eridge Road however improvements will be needed to make it suitable for intensification. The visibility onto the A26 at the top of the site is poor due to the bend in the road and unsuitable for a new access. • The site is currently not accessible by any public footpaths. • The site is within 200m of the nearest bus stop at Green Lane North but has no pedestrian connectivity to it. It is unclear whether this could be achieved. • If pedestrian connectivity to the bus stop could be achieved, Crowborough High Street is a 9-minute bus journey from the site. Bus services run every half hour weekdays and every hour at weekends. • Eridge train station can be reached via the bus services with a journey time of 10-minutes. • 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. • Given the proximity of the site to bus services but acknowledging that pedestrian connectivity to and from the site would need to be achieved and that this is unlikely, the effects on this SA Objective are considered to be minor negative at this time.
SO14	HOUSING					• The proposed development is for 12 (net) dwellings.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 158/1110 Name: Land at junction of Eridge Road and A26, Steel Cross, Crowborough, TN6 2XB
		S	M	L	Overall	Commentary
						• This will make a contribution to the district's identified housing need. • The impact on this SA Objective is expected to be a minor positive effect making a positive contribution to meeting the district's housing needs, which could be enhanced with the provision of affordable homes.
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as it is proposed for 10 (net) dwellings. • The nearest health services are at Beacon Surgery approx. 1.8 miles to the south-west of the site. • The surgery is accessible via the bus service with a journey time of approx. 10-minutes, although there is no existing pedestrian connectivity to the bus stop on Green Lane North from the site. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Crowborough. Given the proposed scale of development for this site, it is unlikely to have a significant impact on GP capacity. Further work on health infrastructure may be required. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within Crowborough Parish. It also prioritises exploring opportunities to expand existing provision to cater for a wider range of age ranges at existing sites. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is no deficiency in provision of sports pitches within the Parish however it does make recommendations that pitches and facilities are protected and enhanced for quality purposes. • The site is not proposing improvements to sport and recreation provision or to health service provision. Given its size and scale, it is unclear whether contributions towards such provision are likely to be achieved. • Given the lack of details on the proposal aside from housing numbers, the effects on this SA Objective are considered to be uncertain at this time.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 158/1110 Name: Land at junction of Eridge Road and A26, Steel Cross, Crowborough, TN6 2XB
		S	M	L	Overall	Commentary
						• Other Local Plan policies will address matters of design and quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the layout or design of the site, at the moment, the effect on this SA Objective is considered to be uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • With no details in terms of the housing type, layout or design of the site, the effect on this SA Objective is considered to be uncertain in relation to addressing social deprivation.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • However, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Crowborough will continue with or without this site
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 St Mary's Catholic Primary School, approx. 1.8 miles south of the site. The school can be accessed via bus services and walking (approx. 20-minute journey) although it is most likely this would be via private car. • Further primary, secondary and college provision is located within Crowborough, with Beacon Academy 6th Form 0.8 miles from the site (an approx. 19-minute walk via Green Lane).

SUSTAINABILITY OBJECTIVE		Effects				Site No: 158/1110	Name: Land at junction of Eridge Road and A26, Steel Cross, Crowborough, TN6 2XB
		S	M	L	Overall	Commentary	
						• Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • East Sussex County Council is currently considering options for creating additional special school places at Grove Park School in Crowborough (1.5 miles from the site). • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.	

SUMMARY OF RESULTS:	Site No: 158/1110 Name: Land at junction of Eridge Road and A26, Steel Cross, Crowborough, TN6 2XB																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site lies outside of the proposed development boundary for Crowborough. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the periphery of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies outside of the proposed development boundary. The site does not therefore conform with the overall spatial strategy for development within Wealden as a whole. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. **Minor positive effects: SO14 Housing** Development of the site for housing will contribute to the district's housing need but given its size this will not be significant. It will provide housing in a sustainable location, and this would be enhanced through affordable housing provision. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO10 Landscape and Townscape SO11 Historic & Cultural Heritage and SO13 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 impact. The site is within close proximity of a bus stop with frequent services into Crowborough and short journey times, however there is no pedestrian connectivity to the bus stop and so car use is likely to dominate and potentially increase air pollution. It also means that the site does not have access to sustainable transport modes. Whilst the site is well enclosed, it is classed as having moderate to high sensitivity to development and would result in the loss of land within the High Weald National Landscape. The Earthwork remains of the possible Bloomery site and ironstone extraction pit area also cover a large proportion of the remainder of the site and whilst investigations would be required, there is the potential for development to significantly affect this historic site.

	No significant effect: SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation. Limited frontage development along Eridge Road on the southeastern most field of the site has been granted planning permission for 2 (net) dwellings under planning reference WD/2021/2877/RM. A further planning application for 2 (net) dwellings behind the approved frontage development under planning reference WD/2022/2638/F was refused planning permission, as the proposal would result in unacceptable harm to the countryside and landscape quality of the High Weald National Landscape, by encroaching into the open countryside, materially altering its character. This is subject to an ongoing planning appeal. The remaining parts of the site without planning permission would not be suitable for development as they are remote parcels of land, disconnected from Crowborough and with no pedestrian connectivity to any sustainable transport. There is no existing vehicular to all parts of the site and whilst there is the potential for vehicular access via the A26, this would involve significant removal of large, established trees and the visibility onto the A26 at the top of the site is poor due to the bend in the road. The site is wholly within the High Weald National Landscape and is located within the Crowborough North assessment unit of the 2023 Landscape Sensitivity Assessment, which states that this area is of moderate to high landscape sensitivity to housing development in part due to the elevated position of the landscape in this location, its location within the High Weald National Landscape as well as the wooded and rural backdrop it provides to the settlement edge of Crowborough. Therefore, further development would have a detrimental impact on the character and appearance of this attractive and high-quality landscape.

SHELAA Ref: 200/1110 **SITE:** Land North of Stone Cross Road at Alderbrook, Crowborough

SUSTAINABILITY OBJECTIVE		Effects				Site No: 200/1110 Name: Land north of Stone Cross Road at Alderbrook, Crowborough, TN6 3SQ
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises agricultural land. • The site is 3.19ha in size and proposed for 80 (net) dwellings by the applicant. • The site lies to the south of Crowborough, within the Alderbrook area, with relatively high-density residential development to the east and north and open land to the west and south. • Crowborough is classed as a sustainable settlement within the settlement hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • The site is within 200m of the nearest bus stops at Aldervale Cottages to the east and Alderbrook Way to the south. However, there is no existing pedestrian connectivity to the site and therefore none to the bus stops. • Crowborough train station lies approx. 1.1 miles to the north-east of the site. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site does not confirm to the overall spatial strategy for the district as it is not within reach of a sustainable settlement by means of public transport at present. • Development of the site is still likely to result in some degree of increase in car use to reach the services and facilities in Crowborough and other settlements (i.e. Hailsham, Eastbourne), increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 200/1110 Name: Land north of Stone Cross Road at Alderbrook, Crowborough, TN6 3SQ
		S	M	L	Overall	Commentary
						• All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no risk of surface water flooding. • The site is greenfield currently and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no risk of surface water flooding. • The site is not within an area of groundwater concern. • The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided for the site in terms of managing surface water runoff as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and any development of the site will need to comply with these policies. • Given the site is not at risk of flooding from any source and the potential for mitigation of surface water runoff, the impact on this SA Objective is considered to be major positive.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 200/1110 Name: Land north of Stone Cross Road at Alderbrook, Crowborough, TN6 3SQ
		S	M	L	Overall	Commentary
						• The site is not within a groundwater source protection zone. • A watercourse flows north to south along the site's southern and western boundaries and there could be the potential for development to result in the pollution of this watercourse through diffuse pollution and surface water runoff. Mitigation would be required. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is classified as agricultural land but is not identified within the Agricultural Land Use Classification system. • The site is not safeguarded for waste or minerals operations. • The site is a greenfield site. • There is a small area of contaminated land, which would be the subject of remediation and removal as part of development. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction / erosion, as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage

SUSTAINABILITY OBJECTIVE		Effects				Site No: 200/1110 Name: Land north of Stone Cross Road at Alderbrook, Crowborough, TN6 3SQ
		S	M	L	Overall	Commentary
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• Whilst the site is adjacent to existing residential development, it is within an area classed as being 'darker' by CPREs light pollution mapping. Development on the scale proposed is likely to introduce light pollution. Mitigation measures would be required. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The site is within 200m of the nearest bus stop however there is no existing pedestrian connectivity to the site. If this could be overcome this would provide an alternative mode of transport to private cars and could help reduce air pollution. • Given the size of the site, it could result in increased traffic congestion on the road network, although improving access to bus services could help mitigate this. • There are no sources of noise pollution affecting the site. • The site is on the edge of existing built form and development is unlikely to adversely affect a tranquil area. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 200/1110 Name: Land north of Stone Cross Road at Alderbrook, Crowborough, TN6 3SQ
		S	M	L	Overall	Commentary
						• The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. However, over the longer term, given the size of the site and lack of existing pedestrian connectivity to public transport, effects are uncertain over the longer term as connectivity could be achieved.
SO8	GREEN & BLUE INFRASTRUCTURE					• The trees and hedgerows located along the site boundaries provide very good wildlife corridors and steppingstones to the wider area, particularly the ancient woodland adjoining the sites southern and western boundaries. These contribute to the green infrastructure network. • Development would need to seek to retain and enhance the existing hedgerows and trees on the boundaries of the site to maintain and enhance the green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network and make a positive contribution to nature recovery. • The site is adjacent to Alderbrook recreation ground and so there is potential to link into this for access to greenspace for new residents. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time due to a lack of scheme detail.
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site or in close proximity. Development of the site is therefore unlikely to impact on any designated site. • Ancient woodland irreplaceable habitat adjoins the southern boundary of the site. A suitable buffer would need to be provided as part of any development scheme. • The ancient woodland is also classed as Priority Habitat Deciduous woodland and this extends from the site boundaries to the south and west. • The site is not within a Biodiversity Opportunity Area (BOA).

SUSTAINABILITY OBJECTIVE		Effects				Site No: 200/1110 Name: Land north of Stone Cross Road at Alderbrook, Crowborough, TN6 3SQ
		S	M	L	Overall	Commentary
						• Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • There are trees and hedgerows located along the site boundaries which provide good wildlife corridors and stepping stones to the wider area, particularly the ancient and Priority Habitat woodland. Development would need to seek to retain and enhance these features for biodiversity. • The lower part of the site adjacent to the ancient woodland in the south is an important wetland habitat and relevant ecological surveys to include mitigation and enhancement measures would be required of any development. • No detailed scheme for the site has been put forward yet but development will need to follow the mitigation hierarchy of avoid, minimise, remediate and compensate. • The site is within the 7km zone of Ashdown Forest SPA and will therefore require mitigation in the form of contributions to SANG and SAMM provision. It will also require a Habitats Regulations Assessment. • As there are no specific designated biodiversity features on the site, but acknowledging the features which adjoin the site boundaries, the effect on this SA Objective is considered to be uncertain, as much will depend on the mitigation measures implemented alongside any development.
SO10	LANDSCAPE & TOWNSCAPE					• The site lies outside of the High Weald National Landscape and is not adjacent to it either. • This site was not individually assessed within the 2023 Landscape Sensitivity Assessment. However, the site lies within the Crowborough South assessment unit, which is considered to have moderate to high sensitivity to residential development in part due to its elevated and undulating ridged landform and its intervisibility with the rest of the High Weald National Landscape. • The site itself, although within an area of existing residential development, has a steep sloping topography which could mean development is more visible within the wider landscape. Significant landscape mitigation would likely be needed together with imaginative scheme design.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 200/1110 Name: Land north of Stone Cross Road at Alderbrook, Crowborough, TN6 3SQ
		S	M	L	Overall	Commentary
						• Given the fact there are no details as to the design and layout of proposed development and taking account of the sites steep sloping topography and quantum of proposed development, effects are considered to be uncertain at this time.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no listed buildings within the site or in close proximity. • There will be no significant effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site does not have vehicle, pedestrian or cycle access and therefore requires the use of third party land to provide vehicle and pedestrian/cycle infrastructure to connect the site to the highway. Access could connect to either Brooklands Avenue to the north or Stone Cross Road to the south, however neither option forms part of the site submission. • The site is within 200m of bus stops but as above has no existing pedestrian connectivity to them. • If access can be achieved, bus services into Crowborough High Street with its amenities run every 30 mins, with a journey time from the stop on Aldervale Cottages of 7-minutes. • The train station can be reached via the bus service via the High Street, and this takes approx. 24-minutes from the bus stop on Aldervale Cottages. • It is around a 30-minute walk to Crowborough High Street. • There are no PRoW within the site or in close proximity. • There are no details as to the proposed development of this site and therefore it is not clear if any plans for improvements to or provision of new public transport will come forward.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 200/1110 Name: Land north of Stone Cross Road at Alderbrook, Crowborough, TN6 3SQ
		S	M	L	Overall	Commentary
						• However, current public transport provision is very good with short journey times to the key services and facilities in Crowborough if pedestrian connectivity from / to the site and the bus stops can be achieved. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time given the proximity of the site to the bus stops but acknowledging that pedestrian connectivity to / from the site needs to be achieved and that this is unclear at the present time.
SO14	HOUSING					• There are no details as to the mix (affordable, market, Lifetime homes etc.) of housing that could be delivered on the site. • However, it is promoted for residential development, and this will contribute to the district's identified housing need. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as it is proposed for more than 10 (net) dwellings. • The nearest health services are at the Brook Health Centre in Jarvis Brook, approx. 1.6 miles to the east of the site. There is no direct public transport access however, this being via Crowborough High Street. Journey times from the bus stop on Aldervale Cottages is approx. 30-minutes. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Crowborough. The development of this site may have some impact on GP capacity given the proposed quantum of housing. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within Crowborough Parish. It also prioritises exploring opportunities to expand existing provision to cater for a wider range of age ranges at sites such as Adam Close Play Area (this site).

SUSTAINABILITY OBJECTIVE		Effects				Site No: 200/1110 Name: Land north of Stone Cross Road at Alderbrook, Crowborough, TN6 3SQ
		S	M	L	Overall	Commentary
						• The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is no deficiency in provision of sports pitches within the Parish however it does make recommendations that pitches and facilities are protected and enhanced for quality purposes. • The site is not proposing improvements to sport and recreation provision or to health service provision. • However, given the proposed quantum of development, it is likely that contributions towards such provision as needed could be achieved via S106. • Due to the lack of scheme details at present and the need to achieve pedestrian connectivity to / from the site for people to access public transport options to reach health facilities, effects are considered uncertain at this time.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the layout, housing mix, 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				Site No: 200/1110 Name: Land north of Stone Cross Road at Alderbrook, Crowborough, TN6 3SQ
		S	M	L	Overall	Commentary
						• However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is close to services and facilities within Jarvis Brook and Crowborough. Crowborough is more accessible via public transport, but people could walk to Jarvis Brook along footpaths along Walshes Road and Western Road. • However, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Crowborough and Jarvis Brook will continue.
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 Ashdown Primary School (junior) approx. 0.3 miles from the site (a 9 minute walk). • Jarvis Brook Primary School is also 1.2 miles east of the site, approx. a 16-minute walk via Walshes Road, although there is only a narrow footpath on the south side of the road. Access to both schools would likely be via private car. • Further primary, secondary and college provision is located within Crowborough. • 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. • East Sussex County Council is currently considering options for creating additional special school places at Grove Park School in Crowborough. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective given the information from ESCC on school provision with the area.

SUMMARY OF RESULTS:	Site No: 200/1110 Name: Land north of Stone Cross Road at Alderbrook, Crowborough, TN6 3SQ																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the southern edge of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies outside of the proposed development boundary for Crowborough. The site does not, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is not with reach via public transport of services and facilities within a sustainable settlement. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. **Minor positive effects: SO14 Housing** Development of the site for housing will contribute to the district's housing need but this would be enhanced through affordable housing and other social housing provision. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. **No significant effect: SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation. Whilst pedestrian access to the recreation ground and Aldervale Cottages (bus stop) is likely to be achievable, vehicle access would be unachievable as it requires the use of third-party land to connect to Stone Cross Road to the south, which would result in extensive tree and hedgerow removal to provide a suitable access.

	The site is within 7km of the Ashdown Forest SPA and the presence of ancient deciduous woodland which is designated as a priority habitat would require a Habitats Regulation Assessment which is likely to result in the need for considerable mitigation to limit the impacts of the development on the landscape and site ecology.

SHELAA Ref: 250/1110 **SITE:** Land at Steel Cross Farm, Green Lane, Crowborough

SUSTAINABILITY OBJECTIVE		Effects				Site No: 250/1110 Name: Land at Steel Cross Farm, Green Lane, Crowborough, TN6 2XB
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• This is a substantial site comprising of an equestrian stud farm, fields, woodland and a residential property, located on the northern fringe of Crowborough within the High Weald National Landscape to the east of Palesgate Lane. • The site is 21.05ha in size and proposed for 135 (net) dwellings by the applicant. • The western fields within the middle of the site have planning permission for the construction of up to 103 dwell9ings and associated infrastructure (WD/2022/0398/MRM). The remainder of the SHELAA submission relates to a single field to the north of the PRoW, fronting onto the B2157, two fields in the middle of the site to the east of the extant planning permission that are bounded by Limekiln Wood and a wooded area in the south of the site. • Crowborough is classed as a sustainable settlement within the settlement hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • The site lies within 200m of the nearest bus stops, Green Lane North, to the west and Limekiln Court to the south-west. Both have pedestrian connectivity with the site via footpaths along Eridge Road and Palesgate Lane. • Crowborough train station is 1.1 miles south however, the only reasonable access to the station is via private motor vehicle. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site does partially comply with the overall Spatial Strategy for the district as it is located within a short distance of, and has pedestrian connectivity to, public transport which provides a short journey time to a sustainable settlement (Crowborough). • Development of the site is still likely to result in an increase in car use to reach other settlements (i.e. Hailsham, Eastbourne), increasing emissions, although mitigation measures such as EV charging infrastructure could address this.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 250/1110 Name: Land at Steel Cross Farm, Green Lane, Crowborough, TN6 2XB
		S	M	L	Overall	Commentary
						• Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no risk of surface water flooding. • This is an extensive greenfield site and development on the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is no risk of surface water flooding. • The site is not within an area of groundwater concern. • The proposed development of the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce further impermeable surfaces.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 250/1110 Name: Land at Steel Cross Farm, Green Lane, Crowborough, TN6 2XB
		S	M	L	Overall	Commentary
						• The extant planning permission for part of the site makes provision for SuDS to manage surface runoff. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of flooding from any source, and that policies within the plan will provide for suitable management of surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will significantly increase the demand for water consumption and wastewater treatment. There is no indication from utilities providers that development proposed within the district as a whole cannot be accommodated. • The site is not within a groundwater source protection zone. • There is a small stream that runs along the southern and western boundary of the site, flowing north to south. Development could potentially affect water quality here through diffuse pollution and surface runoff. This would require mitigation. • The extant planning permission for part of the site makes provision for SuDS to manage surface runoff. • 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				Site No: 250/1110 Name: Land at Steel Cross Farm, Green Lane, Crowborough, TN6 2XB
		S	M	L	Overall	Commentary
SO5	SOIL, LAND & MINERALS					• The site is not classified as agricultural land. • The site is not safeguarded for waste or minerals operations. • The site is a greenfield site. • There is a small area of contaminated land, which would be the subject of remediation and removal as part of development. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction / erosion as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is within an area classed as being 'darker' by CPREs light pollution mapping. Development on the scale proposed is likely to introduce further light pollution. Mitigation measures in line with other local plan policies will be required. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed

SUSTAINABILITY OBJECTIVE		Effects				Site No: 250/1110 Name: Land at Steel Cross Farm, Green Lane, Crowborough, TN6 2XB
		S	M	L	Overall	Commentary
						development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The site is within 200m of the nearest bus stops and has good pedestrian connectivity. Journey times to Crowborough High Street are approx. 4-minutes from Green Lane North bus stop. This provides a suitable alternative to the private car to access day to day services and could help reduce air pollution. • There is still likely to be a degree of car use associated with the development of this site on the scale proposed and this could lead to an increase in traffic and congestion on the roads. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. In the longer term, effects are considered to be uncertain at this time due to the fact that the site is close to bus services and has good pedestrian access to bus stops which could take some car journeys off the road. The quantum of development may also necessitate public transport improvements and travel plans for the site.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are some trees and hedgerows (some mature) along the site boundaries which contribute to the green infrastructure network and provide good wildlife corridors and stepping stones to the wider area, particularly the woodland to the east. • Development should seek to retain and protect the existing trees and hedgerows to maintain and enhance the green infrastructure network of the site and wider area. • The extant planning permission for part of the site proposes new planting of native trees, woodlands and hedgerows in the north to enhance existing vegetation, the retention of existing trees and hedgerows where suitable and native hedgerow planting alongside boundaries to provide screening and habitat corridors, which connect into existing hedgerows.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 250/1110 Name: Land at Steel Cross Farm, Green Lane, Crowborough, TN6 2XB
		S	M	L	Overall	Commentary
						• There is also Priority Habitat Deciduous Woodland in the centre of the site and adjacent to the southern and eastern boundary, together with lowland heathland Priority Habitat to the east, which contribute to the green infrastructure network. • Development would need to ensure appropriate buffers are delivered to protect these habitats from the impacts of development. The illustrative layout of the extant planning permission shows this area being retained and protected. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the sites' green and blue infrastructure network and make a positive contribution to nature recovery. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • Given the measures in the extant planning permission could be repeated for the remainder of the site if developed, minor positive effects are expected on this SA Objective.
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site or the immediate vicinity. Development of the site will not impact on any designated site. • The site is not within a Biodiversity Opportunity Area (BOA). • Priority Habitat Deciduous Woodland is present in the centre of the site, the whole of the southern part of the site and adjoining the southern and eastern site boundaries. Lowland Heathland Priority habitat also lies a very short distance from the site's eastern boundary. Development could adversely impact on these habitats and suitable buffers / mitigation will be required of any development. The illustrative layout of the extant planning permission shows these areas being retained and protected. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • Development would need to seek to retain and enhance the existing trees and hedgerows, as well as the onsite woodland, for biodiversity. The extant planning permission looks to achieve this and there is reason to consider that this could be extended to the remainder of the site if developed.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 250/1110 Name: Land at Steel Cross Farm, Green Lane, Crowborough, TN6 2XB
		S	M	L	Overall	Commentary
						• The site is within the 7km zone of Ashdown Forest SPA and will therefore require a Habitats Regulation Assessment and appropriate mitigation in the form of contributions to SANG and SAMM provision where appropriate. • The majority of the site has planning permission which seeks to provide biodiversity enhancements and retention of vegetation within the site and on the boundaries. There is no reason this could not be repeated for the remainder of the site. • Therefore, minor negative effects are likely in the short-term during construction however minor positive effects are expected in the longer term on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• The Landscape Sensitivity Assessment 2023 confirms that the southern part of the site is more sensitive to development (moderate to high sensitivity) due to the presence of priority habitat deciduous woodland and its role in minimising encroachment of the settlement edge beyond the soft boundary feature formed by Limekiln Wood. • The site is also within the High Weald National Landscape which increases its sensitivity. • This is, however, a flat site that is enclosed with limited views to the wider landscape. • Whilst the site is well screened within the wider landscape, its development would result in the loss of land within the High Weald National Landscape. • Therefore, minor negative effects are expected on this SA Objective, although landscape mitigation measures will be achievable.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no heritage assets within the site. • No significant effects are expected on this SA Objective as a result.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 250/1110 Name: Land at Steel Cross Farm, Green Lane, Crowborough, TN6 2XB
		S	M	L	Overall	Commentary
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site has access onto Green Lane, however this is unsuitable for intensification of development on this site. • However, the infrastructure to provide suitable access will be achieved as part of the planning permission granted for the majority of the site (WD/2022/0398/MRM) for a new primary access onto Green Lane and a secondary access onto Palesgate Lane. • The PRoW that runs through the northern part of the site will provide pedestrian access to Green Lane. • The site is within 200m of the nearest bus stop at Green Lane North and the PRoW that runs through the northern part of the site will provide pedestrian access to Green Lane and therefore the bus stop. • Crowborough High Street is a 9-minute bus journey from the site. Bus services run every half hour weekdays and every hour at weekends. • Eridge train station can be reached via the bus services with a journey time of 10-minutes. • 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. • Given the proximity of the site to bus services, and acknowledging the pedestrian access achievable through the extant planning permission for the site, minor positive effects are expected on this SA Objective.
SO14	HOUSING					• The proposed development is for 135 (net) dwellings. • This will make a significant contribution to the district's identified housing need. • The part of the site with extant planning permission is also looking to deliver 36 affordable homes as part of the total 103 homes. • The impact on this SA Objective is expected to be major positive effect making a positive contribution to meeting the district's housing needs, which could be enhanced with the provision of further affordable homes.
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as it is proposed for 10 (net) dwellings.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 250/1110 Name: Land at Steel Cross Farm, Green Lane, Crowborough, TN6 2XB
		S	M	L	Overall	Commentary
						• The nearest health services are at Beacon Surgery approx. 1.8 miles to the south-west of the site. • The surgery is accessible via the bus service with a journey time of approx. 10-minutes, although there is no existing pedestrian connectivity to the bus stop on Green Lane North from the site. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Crowborough. Given the proposed scale of development for this site, it may have an impact on GP capacity. Further work on health infrastructure may be required. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within Crowborough Parish. It also prioritises exploring opportunities to expand existing provision to cater for a wider range of age ranges at existing sites. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is no deficiency in provision of sports pitches within the Parish however it does make recommendations that pitches and facilities are protected and enhanced for quality purposes. • The extant planning permission for part of the site looks to provide a local equipped play area, a local area of play and informal green space within the site. • Therefore, minor positive effects are likely on this SA Objective.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design and quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • Effects are considered uncertain at this time.
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 250/1110 Name: Land at Steel Cross Farm, Green Lane, Crowborough, TN6 2XB
		S	M	L	Overall	Commentary
						• However, the site has good access to the services and facilities in Crowborough via the bus service and future residents would be able to access these safely. • The extant planning permission for the site also looks to provide 36 affordable homes and create areas of landscaping and green space which may help towards reducing social deprivation. • The effect on this SA Objective is considered to be uncertain in relation to addressing social deprivation.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • However, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Crowborough will continue with or without this site
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 St Mary's Catholic Primary School, approx. 1.8 miles south of the site. The school can be accessed via bus services and walking (approx. 20-minute journey) although it is most likely this would be via private car. • Further primary, secondary and college provision is located within Crowborough, with Beacon Academy 6th Form 0.8 miles from the site (an approx. 19-minute walk via Green Lane). • 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. • East Sussex County Council is currently considering options for creating additional special school places at Grove Park School in Crowborough (1.5 miles from the site).

SUSTAINABILITY OBJECTIVE		Effects				Site No: 250/1110	Name: Land at Steel Cross Farm, Green Lane, Crowborough, TN6 2XB
		S	M	L	Overall	Commentary	
						• The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.	

SUMMARY OF RESULTS:	Site No: 250/1110 Name: Land at Steel Cross Farm, Green Lane, Crowborough, TN6 2XB																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site middle section of the site is within the proposed development b0oundary for Crowborough whilst the southern part (Priority Habitat Deciduous Woodland and the northern fields lie outside but adjacent to it. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. The middle section of the site and fronting onto Green Land has extant planning permission for up to 103 dwellings (36 affordable) and associated infrastructure. Should the remainder of the site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the periphery of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies partially within and adjacent to the proposed development boundary. The site does therefore partially conform with the overall spatial strategy for development within Wealden as a whole. **Major positive effects: SO3 Flood Risk and SO14 Housing** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. The size of the site, and taking account of the extant planning permission, will provide a significant contribution to the district's housing need including affordable housing provision. **Minor positive effects: SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO13 Travel & Accessibility and SO15 Health & Wellbeing** The size of the site and the proposed layout and design of the extant planning permission shows retention, protection and enhancement of green infrastructure features within the site and on the site boundaries. These could be extended out to the remainder of the site and also contribute to biodiversity enhancements and protection, although it is acknowledged that in the short-term during construction, negative effects will occur. The site is within close proximity of public transport and pedestrian connectivity to bus stops will be achieved through the extant planning permission. The site is also within reach of health and wellbeing services in Crowborough via public transport as well as play spaces and green areas being provided though the extant planning permission on site. **Major negative effects:** None

	Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO10 Landscape and Townscape. All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. Whilst the site is well enclosed, it is classed as having moderate to high sensitivity to development and would result in the loss of land within the High Weald National Landscape. However, this has already been deemed acceptable in principle through the extant planning permission. **No significant effect: SO11 Historic and Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 135 dwellings and part of the site already has planning permission for 103 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the remainder of the site would only be appropriate for up to 60 (net) dwellings in the eastern part of the site and has been proposed for allocation on this basis. The SHELAA confirms the site is suitable for a total of 163 (net) dwellings which includes the 103 (net) dwellings already committed through the extant planning permissions. The extant planning permission has established the principle of development in this location. The extant planning permission will provide suitable infrastructure for any further development brought forward on the rest of the site. Any further development of the site would need to provide suitable and appropriate protection for the priority habitat on site and the wider landscape, as the site is within the High Weald National Landscape.

SHELAA Ref: 272/1110 **SITE:** Caxton House, Hurtis Hill, Crowborough

SUSTAINABILITY OBJECTIVE		Effects				Site No: 272/1110 Name: Caxton House, Hurtis Hill, Crowborough, TN6 3BL
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises a single residential dwelling and associated curtilage. • The site is 0.89ha in size and proposed for 9 (net) dwellings by the applicant. • The site lies on the south-western periphery of Crowborough. • Crowborough is classed as a sustainable settlement within the settlement hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • The site lies within 300m of the nearest bus stop, which is at Windlesham Manor to the west of the site, but pedestrian connectivity to it is poor. • Crowborough train station is 1.30 miles east of the site but is not fully accessible by public transport. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site does not comply with the overall Spatial Strategy for the district as it is at some distance from the centre of Crowborough and has poor access to sustainable transport, despite its proximity to bus stops. • Development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Hailsham, Eastbourne), increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified

SUSTAINABILITY OBJECTIVE		Effects				Site No: 272/1110 Name: Caxton House, Hurtis Hill, Crowborough, TN6 3BL
		S	M	L	Overall	Commentary
						to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no risk of surface water flooding. • This is a greenfield site, and the development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is no risk of surface water flooding. • The site is not within an area of groundwater concern. • The proposed development of the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of flooding from any source, and that policies within the plan will provide for suitable management of surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 272/1110 Name: Caxton House, Hurtis Hill, Crowborough, TN6 3BL
		S	M	L	Overall	Commentary
						• Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or the immediate vicinity. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is not classified as agricultural land. • The site is not safeguarded for waste or minerals operations. • The site is a greenfield site. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination however soil disturbance could lead to compaction and erosion. • Mitigation measures will need to be identified, which safeguard soil 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. • Effects are considered to be uncertain at this time due to the lack of details as to the scheme proposed although mitigation measures through relevant Local Plan policies should be achievable.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 272/1110 Name: Caxton House, Hurtis Hill, Crowborough, TN6 3BL
		S	M	L	Overall	Commentary
						• Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is within an area classed as being 'brighter' by CPREs light pollution mapping. Development on the scale proposed is unlikely to introduce additional light pollution, however mitigation measures in line with other local plan policies will still be required. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The site is within 300m of the nearest bus stop but has poor existing pedestrian access. If this can be resolved then this provides viable alternative modes of transport for future residents to using their car, which could help reduce air pollution. • There are no sources of noise pollution affecting the site. • The site is on the periphery of Crowborough but has residential development around it to the north, west and east. Therefore, development is unlikely to adversely affect a tranquil area. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. In the longer term, given the sites proximity to alternative modes of transport but lack of good pedestrian access to

SUSTAINABILITY OBJECTIVE		Effects				Site No: 272/1110 Name: Caxton House, Hurtis Hill, Crowborough, TN6 3BL
		S	M	L	Overall	Commentary
						these at present, together with its location within a 'brighter' area, the effects are considered to be uncertain.
SO8	GREEN & BLUE INFRASTRUCTURE					• Hedgerows with some trees surround the residential curtilage, whilst the boundaries around the southern part of the site is enclosed by mature tree screen. Priority Habitat Deciduous woodland adjoins the western boundary of the site. These features contribute to the site's green infrastructure network and the wider network to the south where there is further woodland. • Development should seek to retain and protect the existing woodland and trees to maintain and enhance the green infrastructure network of the site and wider area. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the sites' green and blue infrastructure network and make a positive contribution to nature recovery. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • Given the proposed quantum of development, effects are considered to be uncertain at this time as it may be possible to provide suitable buffers to protect the Priority Habitat woodland on the western boundary.
SO9	BIODIVERSITY					• There are no designated biodiversity sites, irreplaceable habitats or Priority Habitats within the site however Priority Habitat Deciduous Woodland adjoins the site's western boundary. • There are hedgerows and some trees around the residential curtilage and mature trees along the southern boundary. • The site is not within a Biodiversity Opportunity Area (BOA). • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • Development would need to seek to retain and enhance the existing trees and hedgerows for biodiversity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 272/1110 Name: Caxton House, Hurtis Hill, Crowborough, TN6 3BL
		S	M	L	Overall	Commentary
						• No detailed scheme for the site has been put forward yet but development will need to follow the mitigation hierarchy of avoid, minimise, remediate and compensate. • The site is within the 7km zone of Ashdown Forest SPA and will therefore require a Habitats Regulation Assessment and potentially mitigation in the form of contributions to SANG and SAMM provision. • The site is close to Crowborough Common (to the west of the site) however access along Hurtis Hill Road is limited due to lack of footpaths on the southern side of the road, where the site is located. • Given the proposed quantum of development, and the lack of details on any development scheme, effects are considered to be uncertain at this time as it may be possible to provide suitable buffers to protect the Priority Habitat woodland on the western boundary and to retain and protect the trees and hedgerows.
SO10	LANDSCAPE & TOWNSCAPE					• The site was not individually assessed within the 2023 Landscape Sensitivity Assessment, but it lies within the Crowborough South assessment unit which is considered to have moderate to high landscape sensitivity to housing development in part due to its elevated and undulating ridged landform and its intervisibility with the High Weald National Landscape. • The site itself is however, well screened on all sides from the wider landscape and its topography is relatively flat. • The High Weald National Landscape lies to the west of the site beyond the High Broom Road. Development is unlikely to have a significant impact on the High Weald National Landscape. • The development of the site is unlikely to adversely affect the wider landscape, particularly given the trees along the southern boundary which provide significant screening. This would need to be retained and protected. • The site is peripheral to Crowborough but has residential development around it. Depending on the design of any scheme, development is unlikely to have a significant impact on the townscape of Crowborough. • Given the sites location, quantum of development, screening and surrounding land uses, it is considered there will be no significant effect on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 272/1110 Name: Caxton House, Hurtis Hill, Crowborough, TN6 3BL
		S	M	L	Overall	Commentary
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area however the grade II listed Old Smugglers Cottage and Entrance Gates, Gatepiers and flanking wall to the north of Old Smugglers Cottage lie just to the north of the site. • However, the quantum of development proposed and the mitigation measures through relevant Local Plan policies mean it is unlikely the development of this site will adversely affect the heritage assets or their setting. • Given the above, it is considered there will be no significant effect on this SA Objective
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The current vehicular access has poor visibility onto Hurtis Hill and due to the location of buildings and hedgerows, suitable visibility could not be achieved. • The site is within 300m of the nearest bus stop at Windlesham Manor to the west of the site but has poor existing pedestrian access. • There is likely to still be some travel by car from this site, although if improvements to pedestrian access to the bus stop can be achieved this may mitigate this. • Bus journey times to Crowborough High Street are approx. 10 mins and buses run every 15 mins during the week. • The train station can be reached via the bus services from the High Street with a journey time of approx. 15-minutes. • There are no pedestrian footways on the southern side of Hurtis Hill (where the site is located) and the road alignment limits the provision of a pedestrian crossing to the footway on the northern side of the road. • There is no PRoW within the site or the immediate vicinity so development will not impact on PRoW.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 272/1110 Name: Caxton House, Hurtis Hill, Crowborough, TN6 3BL
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • Given the existing poor pedestrian access to bus services but acknowledging that if this can be overcome the site is close to sustainable transport with short journey times to key services and facilities, effects are considered to be uncertain due to the lack of details on the scheme design and any transport improvements.
SO14	HOUSING					• The proposed development is for 9 (net) dwellings. • This will make a contribution to the district's identified housing need which would be enhanced through provision of affordable homes. • The impact on this SA Objective is expected to be a minor positive effect making a positive contribution to meeting the district's housing needs.
SO15	HEALTH & WELLBEING					• The site will not require a Health Impact Assessment as it is proposed for less than 10 (net) dwellings. • The nearest health services are to the north of the site at Saxonbury House Surgery (1.2 miles) and Beacon Surgery (approx. 1.8 miles). • Saxonbury House surgery can be reached via the bus service from Windlesham Manor with a journey time of approx. 8-minutes and a half hourly frequency. Beacon surgery can also be reached by the same bus service with a journey time of approx. 13-minutes and a frequency of 20-minutes. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Crowborough. Given the proposed scale of development for this site, there could be an impact on GP capacity. Further work on health infrastructure may be required. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within Crowborough Parish. It also prioritises exploring opportunities to expand existing provision to cater for a wider range of age ranges at existing sites.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 272/1110 Name: Caxton House, Hurtis Hill, Crowborough, TN6 3BL
		S	M	L	Overall	Commentary
						• The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is no deficiency in provision of sports pitches within the Parish however it does make recommendations that pitches and facilities are protected and enhanced for quality purposes. • The site is within an approx. 14-minute bus journey of Crowborough Leisure Centre. • The site is not proposing improvements to sport and recreation provision or to health service provision. Given its size and scale, it is unlikely that contributions towards such provision could be achieved. • The site is within a short journey time of health and leisure facilities in Crowborough although it is acknowledged that pedestrian connectivity improvements to bus services via Hurtis Hill will be required. • However, given the size of the proposed development, no significant effects are expected on this SA Objective.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design and quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the layout or design of the site, at the moment, the effect on this SA Objective is considered to be uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • However, the site is within close proximity of the services and facilities in Crowborough via bus services, if pedestrian connectivity can be achieved. • With no details in terms of the housing type, layout or design of the site, the effect on this SA Objective is considered to be uncertain in relation to addressing social deprivation.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 272/1110 Name: Caxton House, Hurtis Hill, Crowborough, TN6 3BL
		S	M	L	Overall	Commentary
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • Development of the site would place new residents within a short journey time of services and facilities in Crowborough via the bus service. However, Crowborough town centre is likely to continue in terms of viability and vitality with or without this site. • 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 schools are Ashdown Primary (Junior) School, approx. 0.5 miles east of the site and Ashdown Primary (Infant) School, approx. 1.3 miles to the east. The schools can be accessed via bus services and walking (approx. 21-minute journey) although it is more likely private car use will be the main transport option. • Further primary, secondary and college provision is located within Crowborough. • 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. • East Sussex County Council is currently considering options for creating additional special school places at Grove Park School in Crowborough. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective given the size of the site and the proposed quantum of development.

SUMMARY OF RESULTS:	Site No: 272/1110 Name: Caxton House, Hurtis Hill, Crowborough, TN6 3BL																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the southwestern periphery of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The front of the site with the residential dwelling lies within the proposed development boundary for Crowborough however the majority of the site is outside it. The site does, partially, conform with the overall spatial strategy for development within Wealden as a whole as it is within reach via public transport of services and facilities within a sustainable settlement. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. **Minor positive effects: SO14 Housing** Development of the site for housing will contribute to the district's housing need but given its size this will not be significant. It will provide housing in a relatively sustainable location, and this would be enhanced through affordable housing provision. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. **No significant effect: SO10 Landscape and Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.

Selected / Rejected for allocation	The site is not taken forward for allocation. The existing access has poor visibility and is unsuitable as a vehicle and pedestrian access for the development. The visibility along Hurtis Hill makes suitability visibility splays and a pedestrian crossing to the footpath on the opposite side of the road unachievable.

SHELAA Ref: 298/1110 **SITE:** Spring Cottage, Eridge Road, Crowborough

SUSTAINABILITY OBJECTIVE		Effects				Site No: 298/1110 Name: Spring Cottage, Eridge Road, Crowborough, TN6 2XA
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises a residential dwelling and curtilage as well as woodland. • The site is 0.67ha in size and proposed for 24 (net) dwellings by the applicant. • The site lies on the north-eastern periphery of Crowborough, within an area known as Steel Cross. • Crowborough is classed as a sustainable settlement within the settlement hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • The site lies within 200m of the nearest bus stops, Green Lane North, to the south-west and Eridge Road to the south. There is existing pedestrian connectivity to the bus stops from the site via footpaths on the west side of Eridge Road. • Crowborough train station is 1.3 miles south and can be reached via the bus service, however, access to the station is likely to be via private car. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site does partially comply with the overall Spatial Strategy for the district as it is located within a short distance of a sustainable transport that can be used to access a sustainable settlement (Crowborough). • Development of the site is still likely to result in some car use to reach other settlements (i.e. Hailsham, Eastbourne), increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 298/1110 Name: Spring Cottage, Eridge Road, Crowborough, TN6 2XA
		S	M	L	Overall	Commentary
						• All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no risk of surface water flooding. • This is a greenfield site and development on the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is no risk of surface water flooding. • The site is not within an area of groundwater concern. • The proposed development of the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce further impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of flooding from any source, and that policies within the plan will provide for suitable management of surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 298/1110 Name: Spring Cottage, Eridge Road, Crowborough, TN6 2XA
		S	M	L	Overall	Commentary
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or the immediate vicinity. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is not classified as agricultural land. • The site is not safeguarded for waste or minerals operations. • The site is a greenfield site. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction / erosion as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 298/1110 Name: Spring Cottage, Eridge Road, Crowborough, TN6 2XA
		S	M	L	Overall	Commentary
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is within an area classed as being 'darker' by CPREs light pollution mapping. Development on the scale proposed could introduce light pollution, although measures in line with other local plan policies should mitigate this. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The site is within 200m of the nearest bus stop and has good pedestrian connectivity. • Some road noise from the A26 along the north-eastern boundary could affect development on this site and would require mitigation. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. In the longer term, effects are considered to be uncertain due to the lack of details for the scheme.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are some trees (some mature) along the eastern boundary covered by a TPO which contribute to the green infrastructure network.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 298/1110 Name: Spring Cottage, Eridge Road, Crowborough, TN6 2XA
		S	M	L	Overall	Commentary
						• Development should seek to retain and protect the existing trees to maintain and enhance the green infrastructure network of the site. • There is also Deciduous Woodland in the western part of the site which contributes to the green infrastructure network. Suitable buffers to the woodland would be required to protect it from the impacts of any development. It is Priority Habitat and likely to have significant ecological value. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the sites' green and blue infrastructure network and make a positive contribution to nature recovery. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • Due to the lack of detail for the site, effects are uncertain at this stage.
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site or the immediate vicinity. Development of the site will not impact on any designated site. • The site is not within a Biodiversity Opportunity Area (BOA). • Priority Habitat Deciduous Woodland is present in the western part of the site, and this connects to further Priority Habitat Deciduous Woodland to the south west of the site. Development could adversely impact on this woodland. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • Development would need to seek to retain and enhance the existing trees and woodland for biodiversity. • No detailed scheme for the site has been put forward yet but development will need to follow the mitigation hierarchy of avoid, minimise, remediate and compensate. • The site is within the 7km zone of Ashdown Forest SPA and will therefore require a Habitats Regulation Assessment and appropriate mitigation in the form of contributions to SANG and SAMM provision. • Given the presence of Priority Habitat Deciduous Woodland, there is the potential for adverse effects from development.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 298/1110 Name: Spring Cottage, Eridge Road, Crowborough, TN6 2XA
		S	M	L	Overall	Commentary
						• Given the lack of detail as to the scheme design but acknowledging the potential for mitigation measures in relation to the Priority Habitat Deciduous Woodland on site, the effects on this SA Objective are considered to be uncertain at this time.
SO10	LANDSCAPE & TOWNSCAPE					• The site is considered to have moderate to high landscape sensitivity to development within the 2023 Landscape Sensitivity Assessment. • The site is within the High Weald National Landscape which increases its sensitivity however this is balanced by the presence of existing urban fringe land uses such as golf courses, sports fields and a campsite as well as the sites proximity to the busy A26. • This is, however, a flat site that is enclosed with limited views to the northwest and south. The site is well screened from the road by trees. • Whilst the site is well screened within the wider landscape, its development would result in the loss of land within the High Weald National Landscape. • Therefore, minor negative effects are expected on this SA Objective, although landscape mitigation measures will be achievable.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no heritage assets within the site. • However, the site is wholly within an area of archaeological interest due to the earthwork remains of a possible Bloomery site and ironstone extraction pit. Further work would be required to investigate this as part of any development, as development could adversely affect the archaeological interest. • Effects are considered to be minor negative at this time due to the lack of a detailed scheme of works, the need to potentially undertake archaeological investigations and the potential for adverse impacts on the Bloomery site.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 298/1110 Name: Spring Cottage, Eridge Road, Crowborough, TN6 2XA
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is an existing vehicular access to the site from Eridge Road however substantial improvements would be needed to make it suitable for intensification. • The site is accessible via footpaths along the western side of Eridge Road, where the site is located. • The site is within 200m of the nearest bus stops at Green Lane North and Eridge Road and both have pedestrian connectivity to the site. • Crowborough High Street is approx. 9-minute bus journey from the site. Bus services run every half hour weekdays and every hour at weekends. • Eridge train station can be reached via the bus services with a journey time of approx. 10-minutes. • There are no PRoW within the site or the immediate vicinity so develop0ment will not impact a PRoW. • 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. • Given the proximity of the site to bus services and the existing pedestrian connectivity to and from the site, the effects on this SA Objective are considered to be minor positive as future residents would have sustainable access via public transport to a sustainable settlement (Crowborough) and its services and facilities.
SO14	HOUSING					• The proposed development is for 24 (net) dwellings. • This will make a contribution to the district's identified housing need. • The impact on this SA Objective is expected to be a minor positive effect making a positive contribution to meeting the district's housing needs, which could be enhanced with the provision of affordable homes.
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as it is proposed for more than 10 (net) dwellings.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 298/1110 Name: Spring Cottage, Eridge Road, Crowborough, TN6 2XA
		S	M	L	Overall	Commentary
						• The nearest health services are at Beacon Surgery approx. 1.8 miles to the south-west of the site. • The surgery is accessible via the bus service with a journey time of approx. 10-minutes. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Crowborough. Given the proposed scale of development for this site, it is unlikely to have a significant impact on GP capacity. Further work on health infrastructure may be required. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within Crowborough Parish. It also prioritises exploring opportunities to expand existing provision to cater for a wider range of age ranges at existing sites. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is no deficiency in provision of sports pitches within the Parish however it does make recommendations that pitches and facilities are protected and enhanced for quality purposes. • The site is not proposing improvements to sport and recreation provision or to health service provision. Given its size and scale, contributions towards such provision could potentially be achieved. • Given the lack of details on the proposal aside from housing numbers, the effects on this SA Objective are considered to be uncertain at this time.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design and quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the layout or design of the site, at the moment, the effect on this SA Objective is considered to be uncertain in relation to quality of life and social inclusion factors

SUSTAINABILITY OBJECTIVE		Effects				Site No: 298/1110 Name: Spring Cottage, Eridge Road, Crowborough, TN6 2XA
		S	M	L	Overall	Commentary
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • However, the site has good access to the services and facilities in Crowborough via the bus service and future residents would be able to access these safely via existing footpaths. • With no details in terms of the housing type, layout or design of the site, the effect on this SA Objective is considered to be uncertain in relation to addressing social deprivation.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • However, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Crowborough will continue with or without this site
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 St Mary's Catholic Primary School, approx. 1.8 miles south of the site. The school can be accessed via bus services and walking (approx. 20-minute journey) although it is most likely this would be via private car. • Further primary, secondary and college provision is located within Crowborough, with Beacon Academy 6th Form approx. 0.8 miles from the site (an approx. 19-minute walk via Green Lane). • 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. • East Sussex County Council is currently considering options for creating additional special school places at Grove Park School in Crowborough.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 298/1110 Name: Spring Cottage, Eridge Road, Crowborough, TN6 2XA
		S	M	L	Overall	Commentary
						• The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	Site No: 298/1110 Name: Spring Cottage, Eridge Road, Crowborough, TN6 2XA																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site lies outside of the proposed development boundary for Crowborough. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the periphery of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies outside of the proposed development boundary. The site does not therefore conform with the overall spatial strategy for development within Wealden as a whole. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. **Minor positive effects: SO13 Travel & Accessibility and SO14 Housing** Although on the periphery of Crowborough, the suite is close to bus stops offering regular services into the town and has good pedestrian connectivity with these. This provides a suitable alternative mode of transport for future residents to the private car. Development of the site for housing will contribute to the district's housing need but given its size this will not be significant. It will provide housing in a sustainable location, and this would be enhanced through affordable housing provision. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO10 Landscape and Townscape and SO11 Historic & Cultural Heritage.** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. Whilst the site is well enclosed, it is classed as having moderate to high sensitivity to development and would result in the loss of land within the High Weald National Landscape. The Earthwork remains of the possible Bloomery site and ironstone extraction pit area also cover the entirety of the site and whilst investigations would be required, there is the potential for development to significantly affect this historic site. **No significant effect: SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills**

	The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation. The site is wholly within the High Weald National Landscape and is located within the Crowborough North assessment unit of the 2023 Landscape Sensitivity Assessment, which states that this area is of moderate to high landscape sensitivity to housing development in part due to the elevated position of the landscape in this location, its location within the High Weald National Landscape as well as the wooded and rural backdrop it provides to the settlement edge of Crowborough. Therefore, further development would have a detrimental impact on the character and appearance of this attractive and high-quality landscape.

SHELAA Ref: 317/1110 **SITE:** Willetts House, Pilmer Road, Crowborough

SUSTAINABILITY OBJECTIVE		Effects				Site No: 317/1110 Name: Willetts House, Pilmer Road, Crowborough, TN6 2UD
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises a single residential dwelling and associated curtilage. • The site is 0.2ha in size and proposed for 9 (net) dwellings by the applicant. • The site lies within the built-up area of Crowborough, to the north of the High Street and surrounded by residential development, apart from a small equestrian paddock to the east. • Crowborough is classed as a sustainable settlement within the settlement hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • The site lies approx. 75m from the nearest bus stop (less than a 5-minute walk), which is at The Cross to the south of the site and has good pedestrian connectivity to it. • Crowborough train station is 1.5 miles south-east of the site and is accessible via the bus service with a journey time of approx. 14-minutes. It is a 35-minute walk via Crowborough Hill. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site complies with the overall Spatial Strategy for the district as it is located within a short distance of a sustainable settlement which can be accessed via public transport and on foot safely. • However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Hailsham, Eastbourne), increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 317/1110 Name: Willetts House, Pilmer Road, Crowborough, TN6 2UD
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no risk of surface water flooding. • This is a brownfield site with existing impermeable surfaces. However, the intensification of development on the site could introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is no risk of surface water flooding. • The site is not within an area of groundwater concern. • The proposed development of the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce further impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 317/1110 Name: Willetts House, Pilmer Road, Crowborough, TN6 2UD
		S	M	L	Overall	Commentary
						• Given the site is not at risk of flooding from any source, and that policies within the plan will provide for suitable management of surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • 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 the immediate vicinity. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is not classified as agricultural land. • The site is not safeguarded for waste or minerals operations. • The site is a brownfield site and would represent an efficient use of land should it be developed. • There are no known issues with contamination of land. • The development of the site is likely to result in soil disturbance which could cause erosion or compaction as well as release carbon. • Mitigation measures will need to be identified, which safeguard soil health, particularly during construction.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 317/1110 Name: Willetts House, Pilmer Road, Crowborough, TN6 2UD
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Given the size of the proposed development, the existing use of the site and the potential for mitigation measures, it is considered there will be no significant impact on this SA objective.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is within an area classed as being 'brighter' by CPREs light pollution mapping. Development on the scale proposed is unlikely to introduce further light pollution given the surrounding built form, although mitigation measures in line with other local plan policies would still be required. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The site is within 75m of the nearest bus stop (less than a 5-minute walk) and has good existing pedestrian access. The site is also within a 4-minute walk via safe, existing pedestrian footpath of Crowborough High Street. This provides viable alternative modes of transport for future residents to using their car, which could help reduce air pollution.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 317/1110 Name: Willetts House, Pilmer Road, Crowborough, TN6 2UD
		S	M	L	Overall	Commentary
						• There are no sources of noise pollution affecting the site. • The site is within an area of existing built form and development is unlikely to adversely affect a tranquil area. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. In the longer term, given the sites proximity to alternative modes of transport and services and facilities in Crowborough, together with its location within a 'brighter' and noisy area, no significant effects are expected.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are some hedgerows and mature trees along the boundaries of the site but given its location within the built up area there is no connectivity to the wider green & blue infrastructure network. • Development should still seek to retain and protect the existing hedgerows and trees to maintain and enhance the green infrastructure network of the site. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the sites' green and blue infrastructure network and make a positive contribution to nature recovery. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • Due to the location of the site, its size and lack of existing green infrastructure network connectivity, no significant effect is expected on this SA Objective.
SO9	BIODIVERSITY					• There are no designated biodiversity sites, Priority Habitats or irreplaceable habitats within the site or the immediate vicinity. Development of the site will not impact on any designated site / habitat. • The site is not within a Biodiversity Opportunity Area (BOA). • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 317/1110 Name: Willetts House, Pilmer Road, Crowborough, TN6 2UD
		S	M	L	Overall	Commentary
						• Development would need to seek to retain and enhance the existing hedgerows for biodiversity. • No detailed scheme for the site has been put forward yet but development will need to follow the mitigation hierarchy of avoid, minimise, remediate and compensate. • The site is within the 7km zone of Ashdown Forest SPA and will therefore require a Habitat Regulations Assessment and suitable mitigation in the form of contributions to SANG and SAMM provision. • Given the above, and the requirement for BNG through other Local Plan policies, it is considered there will be no significant effect on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• The site was not individually assessed within the 2023 Landscape Sensitivity Assessment as it lies within the existing built-up area of Crowborough. • The site sits within a heavily residential part Crowborough and within the proposed development boundary near the town centre. • This would indicate that the site has low landscape sensitivity to development. • The site is well screened from all sides. • The development of the site will not adversely affect the wider landscape or townscape of Crowborough. • Given the above, it is considered there will be no significant effect on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no heritage assets within the site or in the vicinity of the site. • Given the above, it is considered there will be no significant effect on this SA Objective
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 317/1110 Name: Willetts House, Pilmer Road, Crowborough, TN6 2UD
		S	M	L	Overall	Commentary
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is an existing vehicular access to the site from London Road, however this is narrow and to widen the access could potentially conflict with the junction for Pilmer Road and London Road. • The site is within 75m (less than a 5-minute walk) of the nearest bus stop at The Cross to the south and has good existing pedestrian access. • Crowborough High Street is a 4-minute walk from the site via safe pedestrian footpaths. Bus services can be accessed from the High Street. • The train station can be reached via the bus services form the High Street with a journey time of 15-minutes. • The existing access to the site from London Road is suitable for pedestrians and cyclists to use. • 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. • Given the proximity of the site to the services and facilities in Crowborough High Street, with safe pedestrian access and public transport provision, the effects on this SA Objective are expected to be major positive.
SO14	HOUSING					• The proposed development is for 9 (net) dwellings. • This will make a contribution to the district's identified housing need within a sustainable settlement and with good access to sustainable transport, services and facilities. • The impact on this SA Objective is expected to be a minor positive effect making a positive contribution to meeting the district's housing needs, which could be enhanced with the provision of affordable homes.
SO15	HEALTH & WELLBEING					• The site will not require a Health Impact Assessment as it is proposed for less than 10 (net) dwellings. • The nearest health services are at Beacon Surgery approx. 0.2 miles to the south-west of the site. • The surgery is within a 5-minute walk of the site and there is good existing pedestrian access.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 317/1110 Name: Willetts House, Pilmer Road, Crowborough, TN6 2UD
		S	M	L	Overall	Commentary
						• The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Crowborough. Given the proposed scale of development for this site, it is unlikely to have a significant impact on GP capacity. Further work on health infrastructure may be required. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within Crowborough Parish. It also prioritises exploring opportunities to expand existing provision to cater for a wider range of age ranges at existing sites. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is no deficiency in provision of sports pitches within the Parish however it does make recommendations that pitches and facilities are protected and enhanced for quality purposes. • The site is not proposing improvements to sport and recreation provision or to health service provision. Given its size and scale, it is unclear whether contributions towards such provision are likely to be achieved. • Given the lack of details on the proposal aside from housing numbers, the effects on this SA Objective are considered to be uncertain at this time.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design and quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the layout or design of the site, at the moment, the effect on this SA Objective is considered to be uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • However, the site is within very close proximity of the services and facilities in Crowborough and future residents would be able to access these safely via existing footpaths.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 317/1110 Name: Willetts House, Pilmer Road, Crowborough, TN6 2UD
		S	M	L	Overall	Commentary
						• With no details in terms of the housing type, layout or design of the site, the effect on this SA Objective is considered to be uncertain in relation to addressing social deprivation.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • However, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Crowborough will continue with or without this site
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 St Mary's Catholic Primary School, approx. 0.7 miles south of the site. The school can be accessed via bus services and walking (approx. 9-minute journey) and by walking (approx. 16-minute journey time). • Further primary, secondary and college provision is located within Crowborough. • 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. • East Sussex County Council is currently considering options for creating additional special school places at Grove Park School in Crowborough. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	Site No: 317/1110 Name: Willetts House, Pilmer Road, Crowborough, TN6 2UD																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located within the existing built-up area of Crowborough close to the town centre/High Street, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Crowborough. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within reach via public transport and walking of services and facilities within a sustainable settlement. **Major positive effects: SO3 Flood Risk and SO13 Travel & Accessibility** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. The site is within close proximity of bus services and has good existing pedestrian access to these. It also has good pedestrian access to the High Street services and facilities in Crowborough. **Minor positive effects: SO14 Housing** Development of the site for housing will contribute to the district's housing need but given its size this will not be significant. It will provide housing in a sustainable location, and this would be enhanced through affordable housing provision. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. **No significant effect: SO5 Soil, Land and Minerals; SO7 Pollution; SO9 Biodiversity; SO10 Landscape and Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The type of proposed development and the site's location means no significant effects on these SA Objectives.

	Uncertain: for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal is for 9 (net) dwellings. Having regard to the evidence base and SA, this is considered an appropriate quantum of development for the site and has been proposed for allocation on this basis. The existing access is narrow and to widen would conflict with the junction of Pilmer Road/London Road. However, it should be noted that this site is taken forward for allocation in combination with Sites 055/1110 and 634/1110 and a suitable vehicular access is achievable as a result. The site is situated within the built-up area near Crowborough's town centre and therefore has good access to local facilities and amenities, including a bus stop for public transport and the Crowborough Leisure Centre. The site is close to the Crowborough Conservation area to the south and the design of any scheme will need to consider protecting its character and appearance. Additionally, the site is within 7km of the Ashdown Forest SPA therefore is the site were to come forward for development it would require a Habitats Regulation Assessment.

SHELAA Ref: 469/1110 **SITE:** Land at Montargis Way, Crowborough

SUSTAINABILITY OBJECTIVE		Effects				Site No: 469/1110 Name: Land at Montargis Way, Crowborough, TN6 2AH
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of amenity space within the existing urban area of Crowborough to the east of Buller Close. • The site is 0.47ha in size and proposed for residential development, although no details of the scale of development have been submitted by the applicant. • Crowborough is classed as a sustainable settlement within the settlement hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • The nearest bus stops lies adjacent the north eastern corner of the site, opposite Luxford Road. The nearest train station is Crowborough, and this lies approximately 1km to the south east of the site. • Both the bus stop and train station can be accessed by existing pedestrian footpaths and the site can be accessed via existing footpaths along Montargis Way. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and with very close proximity to sustainable transport. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified

SUSTAINABILITY OBJECTIVE		Effects				Site No: 469/1110 Name: Land at Montargis Way, Crowborough, TN6 2AH
		S	M	L	Overall	Commentary
						to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is a risk of surface water flooding within the north of the site, which would require mitigation. • The site is greenfield currently and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk (which already exists) and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is a risk of surface water flooding within the north of the site, however it is considered this can be suitably mitigated through SuDS provision. • The site is not within an area of groundwater concern and therefore is not at risk of groundwater flooding. • The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided in terms of managing surface water runoff and surface water flood risk, as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be major positive over all timeframes as residents and property would not be at risk.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 469/1110 Name: Land at Montargis Way, Crowborough, TN6 2AH
		S	M	L	Overall	Commentary
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity. Therefore, potential for water pollution is minimal. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Given the size of the site and the potential development that could come forward, it is considered there will be no significant effect on this SA Objective and that mitigation through good design and compliance with local plan policies will address water efficiency.
SO5	SOIL, LAND & MINERALS					• The site is not classified as agricultural land. • The site is not safeguarded for waste or minerals operations. • The site is a greenfield site. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 469/1110 Name: Land at Montargis Way, Crowborough, TN6 2AH
		S	M	L	Overall	Commentary
						• Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is within the existing built form of Crowborough and this, coupled with the size of the site and potential quantum of development, it is unlikely there will be any impacts from light pollution. However, any development would still need to minimise external lighting and be in compliance with other Local Plan policies on this. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The site has access to a bus stop adjacent to its north-eastern corner, opposite Luxford Road and has good pedestrian access via existing footpaths. This provides a viable alternative mode of transport for future residents to using their car, which could help reduce air pollution. • The site is also within a 20-minute walk of Crowborough High Street, albeit this is uphill. • Given the size of the site, and proximity to public transport, it is considered unlikely that development will result in significantly increased traffic or congestion on the road. • There are no sources of noise pollution affecting the site. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. However, over the longer

SUSTAINABILITY OBJECTIVE		Effects				Site No: 469/1110 Name: Land at Montargis Way, Crowborough, TN6 2AH
		S	M	L	Overall	Commentary
						term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective.
SO8	GREEN & BLUE INFRASTRUCTURE					• The significant trees and hedgerows located along the site boundaries and within the site provide very good wildlife corridors and stepping stones to the wider area. These contribute to the green infrastructure of the site and the wider area. • Development would need to seek to retain and enhance the existing hedgerows and trees on the boundaries and within the site to maintain and enhance the green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network and make a positive contribution to nature recovery. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site or in close proximity. Development of the site is therefore unlikely to impact on any designated site. • There are no Priority Habitats within the site or in close proximity. • There are no irreplaceable habitats within the site or in close proximity. • The site is not within a Biodiversity Opportunity Area (BOA). • The trees located within the site are subject to a Group Tree Protection Order (TPO No 15/3, 1). • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • The significant trees and hedgerows located along the site boundaries and within the site contribute to the site's biodiversity. Development would need to seek to retain and enhance these features for biodiversity. • No detailed scheme for the site has been put forward yet but development will need to follow the mitigation hierarchy of avoid, minimise, remediate and compensate.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 469/1110 Name: Land at Montargis Way, Crowborough, TN6 2AH
		S	M	L	Overall	Commentary
						• The site is within the 7km zone of Ashdown Forest SPA and will therefore require mitigation in the form of contributions to SANG and SAMM provision. • The effect on this SA Objective is considered to be uncertain, as much will depend on the mitigation measures implemented alongside any development
SO10	LANDSCAPE & TOWNSCAPE					• The site is embedded within the existing built form of Crowborough and therefore its development would have no significant impact on the wider landscape. • The site does however provide an important visual amenity for the surrounding estate, which could be impacted by development. • This site was not individually assessed within the 2023 Landscape Sensitivity Assessment as it lies within the built form of Crowborough. • Given the fact there are no details as to the design and layout of proposed development but given the size, the impacts on this SA Objective are likely to be minor negative.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no listed buildings within the site or in close proximity. • The site is not affected by an Archaeological Notification Area (ANA) • The development of this site will have no significant effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site would require vehicular access to Montargis Way to the south, but this is considered to be achievable. • The nearest bus stop lies adjacent to the north-eastern corner of the site, opposite Luxford Road and there is safe pedestrian access via existing footpaths.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 469/1110 Name: Land at Montargis Way, Crowborough, TN6 2AH
		S	M	L	Overall	Commentary
						• Bus services into Crowborough High Street and its amenities run every 30 mins, with a journey time from the stop on Luxford Road of approx. 15-minutes. • The train station can be reached via the bus service and this takes approx. 4-minutes from the bus stop on Luxford Road. • It is around a 25-minute walk to Crowborough High Street, albeit this is uphill. • There are no PRoW within the site, however a non-designated footpath runs east to west along the northern boundary of the site. Development of the site is unlikely to impact this footpath. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be major positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Crowborough High Street and the train station.
SO14	HOUSING					• There are no details as to the quantum or mix (affordable, market, Lifetime homes etc.) of housing that could be delivered on the site. • However, it is promoted for residential development, and this will contribute to the district's identified housing within a sustainable settlement and with access to sustainable transport. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward
SO15	HEALTH & WELLBEING					• The site is likely to require a Health Impact Assessment as given its size it is likely to provide more than 10 (net) dwellings. • The nearest health services are at the Brook Health Centre in Jarvis Brook, approx. 0.5 miles to the south-east of the site. This can be reached via the bus service from Luxford Road with a journey time of 2 minutes and a half hourly service frequency during the week.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 469/1110 Name: Land at Montargis Way, Crowborough, TN6 2AH
		S	M	L	Overall	Commentary
						• The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Crowborough. The development of this site may have some impact on GP capacity, but it is considered that this would be minimal. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within Crowborough Parish. It also prioritises exploring opportunities to expand existing provision to cater for a wider range of age ranges at sites such as Adam Close Play Area (this site). • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is no deficiency in provision of sports pitches within the Parish however it does make recommendations that pitches and facilities are protected and enhanced for quality purposes. • The site is not a designated Local Green Space nor is it a formal recreational or play space. However, its development would result in the loss of informal amenity green space. • The site is not proposing improvements to sport and recreation provision or to health service provision. • Given the lack of detail around the scheme design and quantum of development and taking into account the informal nature of this amenity space, the impacts on this SA Objective are likely to be minor negative.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • However, its development would result in the loss of informal amenity green space. • 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, and taking into account the informal nature of this amenity space, the effect on this SA Objective is likely to be minor negative.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 469/1110 Name: Land at Montargis Way, Crowborough, TN6 2AH
		S	M	L	Overall	Commentary
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is close to services and facilities within Crowborough and has access to a frequent bus service to the High Street with short journey times. • The site also has public transport access to services and facilities in Jarvis Brook. • However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Crowborough and Jarvis Brook will continue.
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 nursery and primary school are Ashdown Primary and Whitehill Nursery, 0.2 miles south of the site, approx. a 6-minute walk via Luxford Road, which has existing footpaths on both sides. • Further primary, secondary and college provision is located within Crowborough. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 469/1110 Name: Land at Montargis Way, Crowborough, TN6 2AH
		S	M	L	Overall	Commentary
						• East Sussex County Council is currently considering options for creating additional special school places at Grove Park School in Crowborough. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective

SUMMARY OF RESULTS:	Site No: 469/1110	Name: Land at Montargis Way, Crowborough, TN6 2AH																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located within the existing urban area of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Crowborough. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has access to public transport. Minor negative effects are expected on SO1 as all development will result in an increase in greenhouse gas emissions. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. Minor negative effects are expected on SO10 although the site is well integrated into the existing settlement and development would have a minimal impact on the landscape and townscape, although it is acknowledged that development would mean the loss of an informal amenity space. The site is in Flood Zone 1 and whilst there is a risk of surface water flooding in the north, it is considered that this could be suitably mitigated through the provision of SuDS. The site is not at risk from groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified and therefore major positive effects are expected on SO3. There are also major positive effects on SO13 as the site is a very short walk from the nearest bus stop and accessible via existing footpaths. The bus service is frequent and journey time to Crowborough High Street is approx. 15 mins. The train station is also accessible by bus with a journey time of approx. 4 mins. Minor positive effects are likely on SO14 as the development of the site for housing will contribute to the district's housing need. However, details of the quantum and type of housing to be delivered are lacking at this time.
Selected / Rejected for allocation	The site is not taken forward for allocation as it is considered that it provides important visual amenity for the surrounding estate to the west and is, in topographic terms, undulating with significant changes in land levels across the site. The trees on the site which are subject to a TPO, have high amenity value and also restrict the site's potential for development. In addition, the loss of this informal amenity green space in an urban area would need to be justified through evidence, which has not been submitted at this time.

SHELAA Ref: 472/1110 **SITE:** Adams Close, Alderbrook, Crowborough

SUSTAINABILITY OBJECTIVE		Effects				Site No: 472/1110 Name: Adams Close, Alderbrook, Crowborough, TN6 3TF
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The comprises estate amenity land and children's play park. • The site is 0.47ha in size and proposed for residential development. • The site lies to the south of Crowborough and adjacent to existing residential development in Alderbrook Way, The Mallards and Kingfisher Drive. • Crowborough is classed as a sustainable settlement within the settlement hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • The site lies within 150m from the nearest bus stop, which is on Alderbrook Way to the west of the site. Crowborough train station lies approx. 1.5km to the north-east of the site. • Both the bus stop and train station are in walking distance of the site and are accessible on foot via existing pedestrian footpaths located along Adams Close and Alderbrook Way. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site complies with the overall Spatial Strategy for the district as it is located within short distance of a sustainable settlement which can be accessed via public transport. • However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Hailsham, Eastbourne), increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 472/1110 Name: Adams Close, Alderbrook, Crowborough, TN6 3TF
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is a risk of surface water flooding along the sites eastern boundary, associated with the watercourse to the south, which would require mitigation. • The site is greenfield currently and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is a risk of surface water flooding along the sites southern boundary, associated with the watercourse which runs east to west along this boundary, however this is small and can be suitably mitigated. • Part of the western area of the site is within an area of groundwater concern and therefore further investigation would be required as part of any development as to potential flood risk. • However, the proposed development for the site is appropriate for the flood zone identified.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 472/1110 Name: Adams Close, Alderbrook, Crowborough, TN6 3TF
		S	M	L	Overall	Commentary
						• Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be minor positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • A watercourse flows east to west along the site's southern boundary and there could be the potential for development to result in the pollution of this watercourse through diffuse pollution and surface water runoff. Mitigation would be required. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is not classified as agricultural land. • The site is not safeguarded for waste or minerals operations. • The site is a greenfield site. • There are no known issues with contamination of land.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 472/1110 Name: Adams Close, Alderbrook, Crowborough, TN6 3TF
		S	M	L	Overall	Commentary
						• Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• Whilst the site is adjacent to existing residential development, it is within an area classed as being 'darker' by CPREs light pollution mapping. Mitigation measures would be required of any development. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The site is within 150m of the nearest bus stop (a 5-minute walk) and has existing pedestrian access via existing footpaths along Adams Close and Alderbrook Way. This

SUSTAINABILITY OBJECTIVE		Effects				Site No: 472/1110 Name: Adams Close, Alderbrook, Crowborough, TN6 3TF
		S	M	L	Overall	Commentary
						provides a viable alternative mode of transport for future residents to using their car, which could help reduce air pollution. • Given the size of the site, and proximity to public transport, it is considered unlikely that development of this site will result in significantly increased traffic or congestion on the road. • There are no sources of noise pollution affecting the site. • The site is on the edge of existing built form and development is unlikely to adversely affect a tranquil area. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. However, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective.
SO8	GREEN & BLUE INFRASTRUCTURE					• The significant trees and hedgerows located along the site boundaries provide very good wildlife corridors and steppingstones to the wider area, particularly to Walshes Park SANG to the south. These contribute to the green infrastructure of the site and the wider area. • Development would need to seek to retain and enhance the existing hedgerows and trees on the boundaries of the site to maintain and enhance the green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network and make a positive contribution to nature recovery. • 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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 472/1110 Name: Adams Close, Alderbrook, Crowborough, TN6 3TF
		S	M	L	Overall	Commentary
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site or in close proximity. Development of the site is therefore unlikely to impact on any designated site. • There are no Priority Habitats within the site or in close proximity. • There are no irreplaceable habitats within the site or in close proximity. • The site is not within a Biodiversity Opportunity Area (BOA). • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • There are significant trees and hedgerows located along the site boundaries which provide good wildlife corridors and stepping stones to the wider area, particularly to Walshes Park SANG to the south. Development would need to seek to retain and enhance these features for biodiversity. • No detailed scheme for the site has been put forward yet but development will need to follow the mitigation hierarchy of avoid, minimise, remediate and compensate. • The site is within the 7km zone of Ashdown Forest SPA and will therefore require mitigation in the form of contributions to SANG and SAMM provision. • Other policies within the Local Plan will address matters of the retention, protection and creation of biodiversity, and any development will need to be in compliance with the relevant policies. • The effect on this SA Objective is considered to be uncertain, as much will depend on the mitigation measures implemented alongside any development
SO10	LANDSCAPE & TOWNSCAPE					• The southern part of the site, including the trees, lies within the High Weald National Landscape and development in this part of the site could impact on the designated landscape. This part of the site is therefore of higher sensitivity; however, it is considered that suitable landscape mitigation could be implemented. • This site was not individually assessed within the 2023 Landscape Sensitivity Assessment. However, the site lies within the Crowborough South assessment unit, which is considered to have medium to high sensitivity to residential development. • However, the site is located adjacent to existing residential development and any development of the site would also be read in conjunction with this. It would make a logical extension to the existing development at Adams Close.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 472/1110 Name: Adams Close, Alderbrook, Crowborough, TN6 3TF
		S	M	L	Overall	Commentary
						• Given the fact there are no details as to the design and layout of proposed development but given the size of the site and the fact it is well integrated into the existing settlement, no significant effect is expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no listed buildings within the site or in close proximity. • An Archaeological Notification Area (ANA) known as Walsh Manor lies adjacent to the site's eastern boundary and a Scheduled Ancient Monument (Medieval Moat and pondbay associated with Walsh Manor) lies to the south-east of the site. Further investigations may be required into the potential effect on these assets, but it is considered that given the size of the site, any development will have no significant effect.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site would require the creation of a new vehicular access via Alderbrook Way to the south west of the site, however, this is considered achievable • The site is within 150m (a 5-minute walk) of bus stops on Alderbrook Way and there is safe pedestrian access to these via existing footpaths through the existing estates. • Bus services into Crowborough High Street and its amenities run every 30 mins, with a journey time from the stop on Alderbrook Way of 6-minutes. • The train station can be reached via the bus service via the High Street, and this takes approx. 24-minutes from the bus stop on Alderbrook Way. • It is around a 40-minute walk to Crowborough High Street. • There are no PRoW within the site or in close proximity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 472/1110 Name: Adams Close, Alderbrook, Crowborough, TN6 3TF
		S	M	L	Overall	Commentary
						• There are no details as to the proposed development of this site and therefore it is not clear if any plans for improvements to or provision of new public transport will come forward. • However, current public transport provision is very good with short journey times to the key services and facilities in Crowborough. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be minor positive given the proximity of the site to the bus stops and the existing pedestrian access along Adam Close and Alderbrook Way. However, it is acknowledged that access to the site will need to be established through one of the existing residential estates and that details of the scheme are yet to be submitted.
SO14	HOUSING					• There are no details as to the quantum or mix (affordable, market, Lifetime homes etc.) of housing that could be delivered on the site. • However, it is promoted for residential development, and this will contribute to the district's identified housing within a sustainable settlement and with access to sustainable transport. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward
SO15	HEALTH & WELLBEING					• The site is likely to require a Health Impact Assessment as given its size it is likely to provide more than 10 (net) dwellings. • The nearest health services are at the Brook Health Centre in Jarvis Brook, approx. 1.6 miles to the east of the site. There is not direct public transport access however, this being via Crowborough High Street. • The Beacon Surgery in Crowborough is a 7 mins bus journey from Alderbrook Way.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 472/1110 Name: Adams Close, Alderbrook, Crowborough, TN6 3TF
		S	M	L	Overall	Commentary
						• The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Crowborough. The development of this site may have some impact on GP capacity, but it is considered that this would be minimal. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within Crowborough Parish. It also prioritises exploring opportunities to expand existing provision to cater for a wider range of age ranges at sites such as Adam Close Play Area (this site). • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is no deficiency in provision of sports pitches within the Parish however it does make recommendations that pitches and facilities are protected and enhanced for quality purposes. • The site provides a recreation and play area within Crowborough, which is in an accessible location serving the local community. The site also acts as an entrance to the Suitable Alternative Natural Green Space (SANGS) to the south (Walshes Parks). • Therefore the development of this site, whilst in close proximity via public transport to health services, would mean the loss of a recreation and play area within Crowborough, which is in an accessible location serving the local community. • The site as submitted has not provided evidence to show that this constraint can be overcome. • The site is not proposing improvements to sport and recreation provision or to health service provision. • Given the fact that the development of this site would result in the loss of an accessible recreation and play space, and that no details for compensatory provision have been submitted, a minor negative effect is expected on this SA Objective.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 472/1110 Name: Adams Close, Alderbrook, Crowborough, TN6 3TF
		S	M	L	Overall	Commentary
						• With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is close to services and facilities within Jarvis Brook and Crowborough. Crowborough is more accessible via public transport but people could walk to Jarvis Brook along footpaths along Walshes Road and Western Road. • However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Crowborough and Jarvis Brook will continue.
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 Jarvis Brook Primary School, 0.8 miles east of the site, approx. a 16-minute walk via Walshes Road, although there is only a narrow footpath on the south side of the road. Access would likely be via private car. • Further primary, secondary and college provision is located within Crowborough.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 472/1110 Name: Adams Close, Alderbrook, Crowborough, TN6 3TF
		S	M	L	Overall	Commentary
						• Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • East Sussex County Council is currently considering options for creating additional special school places at Grove Park School in Crowborough. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective

SUMMARY OF RESULTS:	Site No: 472/1110 Name: Adams Close, Alderbrook, Crowborough, TN6 3DT																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the southern edge of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies adjacent to the proposed development boundary for Crowborough. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within reach via public transport of services and facilities within a sustainable settlement. The site is well integrated into the existing settlement and development would have a minimal impact on the landscape and townscape as it would be read in conjunction with existing development to the north and west. Minor negative effects are expected on SO1 as all development will result in an increase in greenhouse gas emissions. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. Minor negative effects are expected on SO15 as development of the site would mean the loss of a recreation and play area within an accessible location for the local community of Crowborough. It would also adversely affect the entrance to the Walshes Park SANG to the south. And the Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within Crowborough Parish. The effects are considered minor negative as the site is within access via public transport of health services and sports facilities in Crowborough. The site is in Flood Zone 1 and there is only a small risk of surface water flooding along the southern boundary which could be suitably mitigated through the provision of SuDS. Parts of the site are within an area of groundwater concern and this would require further consideration / investigation to ensure development would not be at risk from groundwater flooding. Notwithstanding this, the proposed development is suitable for the flood zone identified and therefore minor positive effects are expected on SO3. There are also minor positive effects on SO13 as whilst access to the site would need to be established through the existing residential development at Adams Close or Alderbrook Way, the site is a short walk from the nearest bus stop and accessible via existing footpaths. The bus service is frequent and journey time to Crowborough High Street is approx. 6 mins. Minor positive effects are also likely on SO14 as the development of the site for housing will contribute to the district's housing need. However, details of the quantum and type of housing to be delivered are lacking at this time.

Selected / Rejected for allocation	The site is not taken forward for allocation as development here would result in the loss of an important and locally accessible recreational space and play area in a Parish where there is a deficit and the priority is to retain, protect and enhance provision. The site as submitted makes no mention of replacement provision in a similarly accessible location and it is considered that evidence to show that this constraint can be overcome has not been provided. In addition, it would also be difficult to achieve a suitable vehicular access to the site without third party land at Adams Close or adjacent sites.

Commented [KS1]: Could this be achieved by the adjacent site?

Commented [JW2R1]: I have stated that this will require third party and I think that is fair.

SHELAA Ref: 507/1110 **SITE:** Land at Millbrook Road, Crowborough

SUSTAINABILITY OBJECTIVE		Effects				Site No: 507/1110 Name: Land at Millbrook Road, Crowborough
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of amenity land. • The site is 0.49ha in size and proposed for residential development of 6 (net) dwellings. • Crowborough is classed as a sustainable settlement within the settlement hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to other settlements as well as extensive services and facilities (including retail, leisure, and employment). • The nearest bus stops lies on Crowborough Hill approximately 100m to the south of the site. The nearest train is Crowborough and this lies approximately 2km to the south east of the site. • Both the bus stop and train station can be accessed by existing pedestrian footpaths located on Mill Drive. However, the site would require on third party land to the south to provide this. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and with very close proximity to sustainable transport. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain

SUSTAINABILITY OBJECTIVE		Effects				Site No: 507/1110 Name: Land at Millbrook Road, Crowborough
		S	M	L	Overall	Commentary
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is a risk of surface water flooding within the eastern parts of the site. • The site is greenfield land and development would introduce impermeable surfaces into the area. • Measures to deal with surface water runoff will be required as rainfall is likely to increase with climate change. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is a risk of surface water flooding within the eastern part of the site. • The site is not located within ana rea of groundwater concern. • The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided in terms of managing surface water runoff. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial or groundwater flooding and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be minor positive over all timeframes as residents and property would not be at risk.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 507/1110 Name: Land at Millbrook Road, Crowborough
		S	M	L	Overall	Commentary
						• The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity. Therefore, potential for water pollution is minimal. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Given the proposed quantum of development, it is considered there will be no significant effect on this SA Objective and that mitigation through good design and compliance with local plan policies will address water efficiency.
SO5	SOIL, LAND & MINERALS					• The site is not agricultural land. • The site is not safeguarded for waster or minerals operations. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development

SUSTAINABILITY OBJECTIVE		Effects				Site No: 507/1110 Name: Land at Millbrook Road, Crowborough
		S	M	L	Overall	Commentary
SO7	POLLUTION					• The site is within the existing built form of Crowborough and it is unlikely there will be any impacts from light pollution. However, any development would still need to minimise external lighting and be in compliance with other Local Plan policies on this. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The nearest bus stops lies on Crowborough Hill approximately 100m to the south of the site. The nearest train is Crowborough and this lies approximately 2km to the south east of the site The site is also within a 15-minute walk of Crowborough High Street, via Crowborough Hill. • Given the site's proximity to public transport and relatively short walking distance to Crowborough High Street, it is considered unlikely that development will result in significantly increased traffic or congestion on the road. • There are no sources of noise pollution affecting the site. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. However, over the longer term, given the location close to sustainable transport and the High Street, it is considered there will be no significant effect on this SA Objective.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are a number of mature trees and hedgerows located along the boundary of the site, some of which are protected by group TPO 0, 2003.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 507/1110 Name: Land at Millbrook Road, Crowborough
		S	M	L	Overall	Commentary
						• Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which could contribute to the green and blue infrastructure network and make a positive contribution to nature recovery. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact is considered to be uncertain at this time as much will depend on the implementation of a suitable landscape scheme.
SO9	BIODIVERSITY					• There are no designated biodiversity sites, Priority Habitats or irreplaceable habitats within the site or in close proximity. Development of the site will not impact on any of them. • The site is not within a Biodiversity Opportunity Area (BOA). • Any development would need to provide a minimum of 10% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • The mature trees and hedgerows on the eastern boundary make a small contribution to the site's biodiversity. Development would need to seek to retain and enhance these features for biodiversity, particularly the trees along the eastern boundary which are subject to a group TPO (NO 0, 2003). • The site is within the 7km zone of Ashdown Forest SPA and will therefore require mitigation in the form of contributions to SANG and SAMM provision. • Given the location of the site within the existing built-up area of Crowborough and the likely lack of biodiversity on site, it is considered there would be no significant effects on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• This site was not individually assessed within the 2023 Landscape Sensitivity Assessment as it lies within the built form of Crowborough. • Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 507/1110 Name: Land at Millbrook Road, Crowborough
		S	M	L	Overall	Commentary
SO11	HISTORIC & CULTURAL HERITAGE					• Given that there are no listed buildings or other heritage assets in the vicinity of the site and that it is not within a Conservation Area, no significant effect is expected on this SA Objective
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site benefits from an existing vehicular access from South View Close to the west, although this would need upgrading to serve any increase in development and the potential widening of the existing road to serve the quantum of development envisioned on the site. • The site would require the provision of a new vehicular and pedestrian access via the land to the south west (Burnside), which gained planning permission (reserved matters) for 5 (net) dwellings under planning reference WD/2018/1376/RM, although this has now since lapsed. If this planning permission was to be revived, there would be an opportunity to deliver an acceptable vehicular access to this site also. • The nearest bus stop lies 100m to the south of the site, and there is safe pedestrian access via existing footpaths. • The nearest bus stops lies on Crowborough Hill approximately 100m to the south of the site. The nearest train is Crowborough and this lies approximately 2km to the south east of the site The site is also within a 15-minute walk of Crowborough High Street, via Crowborough Hill. • There are no PRoW within the site. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 507/1110 Name: Land at Millbrook Road, Crowborough
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is considered to be major positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Crowborough High Street and the train station.
SO14	HOUSING					• The site is proposing 6 (net) dwellings which will make a contribution to meeting the district's housing need with a sustainable and accessible location. • There are no details as to the type and tenure mix of housing though. • 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 are at Saxonbury House Medical Group, approx. 300m (a 10-minute walk) to the west of the site. This can be reached on foot via existing footpaths along Crowborough Hill. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Crowborough. The development of this site may have some impact on GP capacity, but it is considered that this would be minimal. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within Crowborough Parish. It also prioritises exploring opportunities to expand existing provision to cater for a wider range of age ranges at sites such as Adam Close Play Area (this site). • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is no deficiency in provision of sports pitches within the Parish however it does make recommendations that pitches and facilities are protected and enhanced for quality purposes. • The site is not a designated Local Green Space nor is it a formal recreational or play space. • The site is not proposing improvements to sport and recreation provision or to health service provision.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 507/1110 Name: Land at Millbrook Road, Crowborough
		S	M	L	Overall	Commentary
						• Given the proposed scale of development, it is considered there will be no significant impact on this SA Objective as the site is unlikely to provide contributions to health and wellbeing provision.
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. • Due to the lack of information on scheme design and affordable housing provision, the effect is considered to be uncertain at this time.
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					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is close to services and facilities within Crowborough and has access to a frequent bus service to the High Street with short journey times. • However, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Crowborough will continue with or without this site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 507/1110 Name: Land at Millbrook Road, Crowborough
		S	M	L	Overall	Commentary
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 Sir Henry Fermor located 300m to the south of the site. This is accessible via existing footpaths. • Further primary, secondary and college provision is located within Crowborough. • 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. • East Sussex County Council is currently considering options for creating additional special school places at Grove Park School in Crowborough. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective

SUMMARY OF RESULTS:	Site No: 507/1110	Name: Land at Millbrook Road, Crowborough																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO13 Travel & Accessibility** The impact on this SA Objective is considered to be major positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Crowborough High Street and the train station. **Minor positive effects: SO14 Housing** The development of the site for housing will contribute to the district's housing need. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. **No significant effect: SO4 Water Resources & Quality; SO7 Pollution; SO9 Biodiversity; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO15 Health & Wellbeing; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 6 (net) dwellings. Given the findings of within the evidence base and SA it is considered that the site would be appropriate for up to 15 (net) dwellings and has been proposed for allocation on this basis. The site benefits from close proximity to the existing services, facilities and public transport available within Crowborough and development would be well integrated into the existing settlement, having limited adverse landscape impacts in terms of its wider setting. The site as submitted would require a suitable vehicular and pedestrian access to be provided to the site via land to the south. The site's eastern boundary is covered by mature trees, which are subject to a group TPO and should be retained as part of any development scheme. Any development will need to be carefully designed to ensure it reflects the existing built form of the surrounding locality and protects existing/future residential amenity of occupiers nearby.

SHELAA Ref: 572/1110 **SITE:** Castle End, Hurtis Hill, Crowborough

SUSTAINABILITY OBJECTIVE		Effects				Site No: 572/1110 Name: Castle End, Hurtis Hill, Crowborough, TN6 3BL
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises a single residential dwelling and associated curtilage. • The site is 0.66ha in size and proposed for 3 (net) dwellings by the applicant. • The site lies on the south-western periphery of Crowborough. • Crowborough is classed as a sustainable settlement within the settlement hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • The site lies within 350m of the nearest bus stop, which is at Windlesham Manor to the west of the site, but pedestrian connectivity to it is poor. • Crowborough train station is 1.25 miles east of the site but is not fully accessible by public transport. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site does not comply with the overall Spatial Strategy for the district as it is at some distance from the centre of Crowborough and has poor access to sustainable transport, despite its proximity to bus stops. • Development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Hailsham, Eastbourne), increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 572/1110 Name: Castle End, Hurtis Hill, Crowborough, TN6 3BL
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no risk of surface water flooding. • This is a greenfield site, and the development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is no risk of surface water flooding. • The site is not within an area of groundwater concern. • The proposed development of the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 572/1110 Name: Castle End, Hurtis Hill, Crowborough, TN6 3BL
		S	M	L	Overall	Commentary
						• Given the site is not at risk of flooding from any source, and that policies within the plan will provide for suitable management of surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • 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 is a small stream that flows north to south along the eastern side of the site. Development could potentially have an adverse impact on the water quality of the stream through diffuse pollution and surface runoff. Mitigation measures would be required i.e. SuDS. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is not classified as agricultural land. • The site is not safeguarded for waste or minerals operations. • The site is a greenfield site. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination however soil disturbance could lead to compaction and erosion. • Mitigation measures will need to be identified, which safeguard soil health, particularly during construction.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 572/1110 Name: Castle End, Hurtis Hill, Crowborough, TN6 3BL
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Effects are considered to be uncertain at this time due to the lack of details as to the scheme proposed although mitigation measures through relevant Local Plan policies should be achievable.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is within an area classed as being 'brighter' by CPREs light pollution mapping. Development on the scale proposed is unlikely to introduce additional light pollution, however mitigation measures in line with other local plan policies will still be required. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The site is within 350m of the nearest bus stop but has poor existing pedestrian access. If this can be resolved then this provides viable alternative modes of transport for future residents to using their car, which could help reduce air pollution. • There are no sources of noise pollution affecting the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 572/1110 Name: Castle End, Hurtis Hill, Crowborough, TN6 3BL
		S	M	L	Overall	Commentary
						• The site is on the periphery of Crowborough but has residential development around it to the north, west and east. Therefore, development is unlikely to adversely affect a tranquil area. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. In the longer term, given the sites proximity to alternative modes of transport but lack of good pedestrian access to these at present, together with its location within a 'brighter' area, the effects are considered to be uncertain.
SO8	GREEN & BLUE INFRASTRUCTURE					• Priority Habitat Deciduous woodland comprises the majority of the site and trees form its boundaries. These features contribute to the site's green infrastructure network and the wider network to the south where there is further woodland. • Development should seek to retain and protect the existing woodland and trees to maintain and enhance the green infrastructure network of the site and wider area. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the sites' green and blue infrastructure network and make a positive contribution to nature recovery. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • Given the proposed quantum of development, and the presence of the Priority Habitat within the majority of the site, effects are considered to be uncertain at this time as it may be possible to provide suitable buffers to protect the Priority Habitat woodland on site.
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site or the immediate vicinity. Development of the site will not impact on any designated site. • The site is not within a Biodiversity Opportunity Area (BOA). • The majority of the site comprises Priority Habitat Deciduous Woodland. Only the front of the site where the residential dwelling is located is devoid of this.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 572/1110 Name: Castle End, Hurtis Hill, Crowborough, TN6 3BL
		S	M	L	Overall	Commentary
						• Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • Development would need to seek to retain and enhance the existing woodland for biodiversity. • No detailed scheme for the site has been put forward yet but development will need to follow the mitigation hierarchy of avoid, minimise, remediate and compensate. • The site is within the 7km zone of Ashdown Forest SPA and will therefore require a Habitats Regulation Assessment and potentially mitigation in the form of contributions to SANG and SAMM provision. • The site is close to Crowborough Common (to the west of the site) however access along Hurtis Hill Road is limited due to lack of footpaths on the southern side of the road, where the site is located. • Given the proposed quantum of development, and the presence of the Priority Habitat within the majority of the site, effects are considered to be uncertain at this time as it may be possible to provide suitable buffers to protect the Priority Habitat woodland on site.
SO10	LANDSCAPE & TOWNSCAPE					• The site was not individually assessed within the 2023 Landscape Sensitivity Assessment, but it lies within the Crowborough South assessment unit which is considered to have moderate to high landscape sensitivity to housing development in part due to its elevated and undulating ridged landform and its intervisibility with the High Weald National Landscape. • The site itself is however, well screened on all sides from the wider landscape and its topography is relatively flat. • The High Weald National Landscape lies to the west of the site beyond the High Broom Road. Development is unlikely to have a significant impact on the High Weald National Landscape. • The development of the site is unlikely to adversely affect the wider landscape, particularly given the presence of the woodland in the southern part of the site which provides significant screening. This would need to be retained and protected. • The site is peripheral to Crowborough but has residential development around it. Depending on the design of any scheme, development is unlikely to have a significant impact on the townscape of Crowborough.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 572/1110 Name: Castle End, Hurtis Hill, Crowborough, TN6 3BL
		S	M	L	Overall	Commentary
						• Given the sites location, quantum of development, screening and surrounding land uses, it is considered there will be no significant effect on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area however the grade II listed Old Smugglers Cottage and Entrance Gates, Gatepiers and flanking wall to the north of Old Smugglers Cottage lie just to the north of the site. • However, the quantum of development proposed and the mitigation measures through relevant Local Plan policies mean it is unlikely the development of this site will adversely affect the heritage assets or their setting. • Given the above, it is considered there will be no significant effect on this SA Objective
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There no existing vehicular access from the site on to Hurtis Hill and it is considered this is unachievable without the use of adjacent land which has also been submitted as a SHELAA site (573/1110). • The site is within 350m of the nearest bus stop at Windlesham Manor to the west of the site but has poor existing pedestrian access. • There is likely to still be some travel by car from this site, although if improvements to pedestrian access to the bus stop can be achieved this may mitigate this. • Bus journey times to Crowborough High Street are approx. 10 mins and buses run every 15 mins during the week. • The train station can be reached via the bus services from the High Street with a journey time of approx. 15-minutes.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 572/1110 Name: Castle End, Hurtis Hill, Crowborough, TN6 3BL
		S	M	L	Overall	Commentary
						• There are no pedestrian footways on the southern side of Hurtis Hill (where the site is located) and the road alignment limits the provision of a pedestrian crossing to the footway on the northern side of the road. • There are no PRoW within the site or the immediate vicinity so development will not impact on PRoW. • 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. • Given the existing poor pedestrian access to bus services but acknowledging that if this can be overcome the site is close to sustainable transport with short journey times to key services and facilities, effects are considered to be minor negative due to the lack of details on the scheme design and any transport improvements.
SO14	HOUSING					• The proposed development is for 3 (net) dwellings. • This will make a minimal contribution to the district's identified housing need. • Development of the site for housing will contribute to the district's housing need but given its size, no significant effects are expected on this SA Objective.
SO15	HEALTH & WELLBEING					• The site will not require a Health Impact Assessment as it is proposed for less than 10 (net) dwellings. • The nearest health services are to the north of the site at Saxonbury House Surgery (1.2 miles) and Beacon Surgery (approx. 1.8 miles). • Saxonbury House surgery can be reached via the bus service from Windlesham Manor with a journey time of approx. 8-minutes and a half hourly frequency. Beacon surgery can also be reached by the same bus service with a journey time of approx. 13-minutes and a frequency of 20-minutes. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Crowborough. Given the proposed scale of development for this site, there could be an impact on GP capacity. Further work on health infrastructure may be required.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 572/1110 Name: Castle End, Hurtis Hill, Crowborough, TN6 3BL
		S	M	L	Overall	Commentary
						• The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within Crowborough Parish. It also prioritises exploring opportunities to expand existing provision to cater for a wider range of age ranges at existing sites. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is no deficiency in provision of sports pitches within the Parish however it does make recommendations that pitches and facilities are protected and enhanced for quality purposes. • The site is within an approx. 14-minute bus journey of Crowborough Leisure Centre. • The site is not proposing improvements to sport and recreation provision or to health service provision. Given its size and scale, it is unlikely that contributions towards such provision could be achieved. • The site is within a short journey time of health and leisure facilities in Crowborough although it is acknowledged that pedestrian improvements to bus services via Hurtis Hill will be required. • However, given the size of the proposed development, no significant effects are expected on this SA Objective.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design and quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the layout or design of the site, at the moment, the effect on this SA Objective is considered to be uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • However, the site is within close proximity of the services and facilities in Crowborough via bus services, if pedestrian access can be achieved.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 572/1110 Name: Castle End, Hurtis Hill, Crowborough, TN6 3BL
		S	M	L	Overall	Commentary
						• With no details in terms of the housing type, layout or design of the site, the effect on this SA Objective is considered to be uncertain in relation to addressing social deprivation.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • Development of the site would place new residents within a short journey time of services and facilities in Crowborough via the bus service. However, Crowborough town centre is likely to continue in terms of viability and vitality with or without this site. • 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 schools are Ashdown Primary (Junior) School, approx. 0.5 miles east of the site and Ashdown Primary (Infant) School, approx. 1.3 miles to the east. The schools can be accessed via bus services and walking (approx. 21-minute journey) although it is more likely private car use will be the main transport option. • Further primary, secondary and college provision is located within Crowborough. • 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. • East Sussex County Council is currently considering options for creating additional special school places at Grove Park School in Crowborough. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective given the size of the site and the proposed quantum of development..

SUMMARY OF RESULTS:	Site No: 572/1110 Name: Castle End, Hurtis Hill, Crowborough, TN6 3BL																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the southwestern periphery of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The front of the site with the residential dwelling lies within the proposed development boundary for Crowborough however the majority of the site is outside it. The site does, partially, conform with the overall spatial strategy for development within Wealden as a whole as it is within reach via public transport of services and facilities within a sustainable settlement. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. **Minor positive effects: None** **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO13 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 impact. There is no existing vehicular access from the site on to Hurtis Hill and it is considered this is unachievable without the use of adjacent land. There are no pedestrian footways on the southern side of Hurtis Hill (where the site is located) and the road alignment limits the provision of a pedestrian crossing to the footway on the northern side of the road. **No significant effect: SO10 Landscape and Townscape; SO11 Historic & Cultural Heritage; SO14 Housing; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The type of proposed development and the site's location means no significant effects on these SA Objectives. Development of the site for housing will contribute to the district's housing need but given its size this will not be significant. It will provide housing in a relatively sustainable location, and this would be enhanced through affordable housing provision.

	Uncertain: for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation. It would be difficult to deliver the required access for a housing development on the site itself, therefore a new access will be needed via third party land. This could come from the adjoining site (573/1110) but this is not part of the submission and cannot therefore be relied upon. Furthermore, the nature of Hurtis Hill road means that suitable visibility splays and a pedestrian crossing to the footpath on the opposite side of the road are unachievable.

SHELAA Ref: 573/1110 **SITE:** Hurtis Hill House, Hurtis Hill, Crowborough

SUSTAINABILITY OBJECTIVE		Effects				Site No: 573/1110 Name: Hurtis Hill House, Hurtis Hill, Crowborough, TN6 3BL
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises a single residential dwelling and associated curtilage. • The site is 0.53ha in size and proposed for residential development by the applicant, but not indication of quantum of development submitted. • The site lies on the south-western periphery of Crowborough. • Crowborough is classed as a sustainable settlement within the settlement hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • The site lies within 350m of the nearest bus stop, which is at Windlesham Manor to the west of the site, but pedestrian connectivity to it is poor. • Crowborough train station is 1.25 miles east of the site but is not fully accessible by public transport. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site does not comply with the overall Spatial Strategy for the district as it is at some distance from the centre of Crowborough and has poor access to sustainable transport, despite its proximity to bus stops. • Development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Hailsham, Eastbourne), increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 573/1110 Name: Hurtis Hill House, Hurtis Hill, Crowborough, TN6 3BL
		S	M	L	Overall	Commentary
						• All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no risk of surface water flooding. • This is a greenfield site, and the development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is no risk of surface water flooding. • The site is not within an area of groundwater concern. • The proposed development of the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of flooding from any source, and that policies within the plan will provide for suitable management of surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 573/1110 Name: Hurtis Hill House, Hurtis Hill, Crowborough, TN6 3BL
		S	M	L	Overall	Commentary
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is not classified as agricultural land. • The site is not safeguarded for waste or minerals operations. • The site is a greenfield site. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination however soil disturbance could lead to compaction and erosion. • Mitigation measures will need to be identified, which safeguard soil 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. • Effects are considered to be uncertain at this time due to the lack of details as to the scheme proposed although mitigation measures through relevant Local Plan policies should be achievable.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 573/1110 Name: Hurtis Hill House, Hurtis Hill, Crowborough, TN6 3BL
		S	M	L	Overall	Commentary
						• Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is within an area classed as being 'brighter' by CPREs light pollution mapping. Given the size of the site, development is unlikely to introduce additional light pollution, however mitigation measures in line with other local plan policies will still be required. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The site is within 350m of the nearest bus stop but has poor existing pedestrian access. If this can be resolved then this provides viable alternative modes of transport for future residents to using their car, which could help reduce air pollution. • There are no sources of noise pollution affecting the site. • The site is on the periphery of Crowborough but has residential development around it to the north, west and east. Therefore, development is unlikely to adversely affect a tranquil area. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. In the longer term, given the sites proximity to alternative modes of transport but lack of good pedestrian access to

SUSTAINABILITY OBJECTIVE		Effects				Site No: 573/1110 Name: Hurtis Hill House, Hurtis Hill, Crowborough, TN6 3BL
		S	M	L	Overall	Commentary
						these at present, together with its location within a 'brighter' area, the effects are considered to be uncertain.
SO8	GREEN & BLUE INFRASTRUCTURE					• Priority Habitat Deciduous woodland adjoins part of the site's eastern boundary and there are significant mature trees along the site boundaries. These features contribute to the site's green infrastructure network and the wider network, particularly the Priority Habitat woodland to the east. • Development should seek to retain and protect the existing trees to maintain and enhance the green infrastructure network of the site and wider area. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the sites' green and blue infrastructure network and make a positive contribution to nature recovery. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • Given the lack of detail as to the quantum of development, and the likelihood that mitigation can be achieved, effects are considered to be uncertain at this time.
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site or the immediate vicinity. Development of the site will not impact on any designated site. • The site is not within a Biodiversity Opportunity Area (BOA). • Priority Habitat Deciduous Woodland adjoins the sites eastern boundary and there are significant mature trees on the site boundaries. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • Development would need to seek to retain and enhance the existing trees and adjacent woodland for biodiversity. • No detailed scheme for the site has been put forward yet but development will need to follow the mitigation hierarchy of avoid, minimise, remediate and compensate.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 573/1110 Name: Hurtis Hill House, Hurtis Hill, Crowborough, TN6 3BL
		S	M	L	Overall	Commentary
						• The site is within the 7km zone of Ashdown Forest SPA and will therefore require a Habitats Regulation Assessment and potentially mitigation in the form of contributions to SANG and SAMM provision. • The site is close to Crowborough Common (to the west of the site) however access along Hurtis Hill Road is limited due to lack of footpaths on the southern side of the road, where the site is located. • Given the lack of detail as to the quantum of development, and the likelihood that mitigation can be achieved, effects are considered to be uncertain at this time.
SO10	LANDSCAPE & TOWNSCAPE					• The site was not individually assessed within the 2023 Landscape Sensitivity Assessment, but it lies within the Crowborough South assessment unit which is considered to have moderate to high landscape sensitivity to housing development in part due to its elevated and undulating ridged landform and its intervisibility with the High Weald National Landscape. • The site itself is however, well screened on all sides from the wider landscape and its topography is relatively flat. • The High Weald National Landscape lies to the west of the site beyond the High Broom Road. Development is unlikely to have a significant impact on the High Weald National Landscape. • The development of the site is unlikely to adversely affect the wider landscape, particularly given the presence of the woodland to the east and the significant mature trees around the site boundaries which provide significant screening. This would need to be retained and protected. • The site is peripheral to Crowborough but has residential development around it. Depending on the design of any scheme, development is unlikely to have a significant impact on the townscape of Crowborough. • Given the sites location, screening and surrounding land uses, it is considered there will be no significant effect on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area however the grade II listed Old Smugglers Cottage and Entrance Gates, Gatepiers and flanking wall to the north of Old Smugglers Cottage lie just to the north of the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 573/1110 Name: Hurtis Hill House, Hurtis Hill, Crowborough, TN6 3BL
		S	M	L	Overall	Commentary
						• However, the distance of the site from the heritage assets and the potential mitigation measures through relevant Local Plan policies mean it is unlikely the development of this site will adversely affect the heritage assets or their setting. • Given the above, it is considered there will be no significant effect on this SA Objective
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is existing vehicular access from the site on to Hurtis Hill however this has poor visibility onto the highway. • The site is within 350m of the nearest bus stop at Windlesham Manor to the west of the site but has poor existing pedestrian connectivity to it. • There is likely to still be some travel by car from this site, although if improvements to pedestrian access to the bus stop can be achieved this may mitigate this. • Bus journey times to Crowborough High Street are approx. 10 mins and buses run every 15 mins during the week. • The train station can be reached via the bus services from the High Street with a journey time of approx. 15-minutes. • There are no pedestrian footways on the southern side of Hurtis Hill (where the site is located) and the road alignment limits the provision of a pedestrian crossing to the footway on the northern side of the road. • There are no PRoW within the site or the immediate vicinity so development will not impact on PRoW. • 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				Site No: 573/1110 Name: Hurtis Hill House, Hurtis Hill, Crowborough, TN6 3BL
		S	M	L	Overall	Commentary
						• Given the existing poor pedestrian access to bus services but acknowledging that if this can be overcome the site is close to sustainable transport with short journey times to key services and facilities, effects are considered to be uncertain due to the lack of details on the scheme design and any transport improvements.
SO14	HOUSING					• The proposed development is for residential development, but no quantum of development has been put forward. • Given the size of the site, housing provision will make a positive contribution to the district's identified housing need. • The impact on this SA Objective is expected to be a minor positive effect making a positive contribution to meeting the district's housing needs, which could be enhanced through provision of affordable housing.
SO15	HEALTH & WELLBEING					• The site may require a Health Impact Assessment if it is proposed for more than 10 (net) dwellings. • The nearest health services are to the north of the site at Saxonbury House Surgery (1.2 miles) and Beacon Surgery (approx. 1.8 miles). • Saxonbury House surgery can be reached via the bus service from Windlesham Manor with a journey time of approx. 8-minutes and a half hourly frequency. Beacon surgery can also be reached by the same bus service with a journey time of approx. 13-minutes and a frequency of 20-minutes. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Crowborough. Given the proposed scale of development for this site, there could be an impact on GP capacity. Further work on health infrastructure may be required. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within Crowborough Parish. It also prioritises exploring opportunities to expand existing provision to cater for a wider range of age ranges at existing sites. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is no deficiency in provision of sports pitches within the Parish however it does make

SUSTAINABILITY OBJECTIVE		Effects				Site No: 573/1110 Name: Hurtis Hill House, Hurtis Hill, Crowborough, TN6 3BL
		S	M	L	Overall	Commentary
						recommendations that pitches and facilities are protected and enhanced for quality purposes. • The site is within an approx. 14-minute bus journey of Crowborough Leisure Centre. • The site is not proposing improvements to sport and recreation provision or to health service provision. Given its size, it is unlikely that contributions towards such provision could be achieved. • The site is within a short journey time of health and leisure facilities in Crowborough although it is acknowledged that pedestrian improvements to bus services via Hurtis Hill will be required. • However, given the size of the site, no significant effects are expected on this SA Objective.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design and quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of housing numbers, housing types, the layout or design of the site, at the moment, the effect on this SA Objective is considered to be uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • However, the site is within close proximity of the services and facilities in Crowborough via bus services, if pedestrian access can be achieved. • With no details in terms of the housing type, layout or design of the site, the effect on this SA Objective is considered to be uncertain in relation to addressing social deprivation.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 573/1110 Name: Hurtis Hill House, Hurtis Hill, Crowborough, TN6 3BL
		S	M	L	Overall	Commentary
						• However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • Development of the site would place new residents within a short journey time of services and facilities in Crowborough via the bus service. However, Crowborough town centre is likely to continue in terms of viability and vitality with or without this site. • 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 schools are Ashdown Primary (Junior) School, approx. 0.5 miles east of the site and Ashdown Primary (Infant) School, approx. 1.3 miles to the east. The schools can be accessed via bus services and walking (approx. 21-minute journey) although it is more likely private car use will be the main transport option. • Further primary, secondary and college provision is located within Crowborough. • 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. • East Sussex County Council is currently considering options for creating additional special school places at Grove Park School in Crowborough. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective given the size of the site.

SUMMARY OF RESULTS:	Site No: 573/1110 Name: Hurtis Hill House, Hurtis Hill, Crowborough, TN6 3BL																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the southwestern periphery of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The front of the site with the residential dwelling lies within the proposed development boundary for Crowborough however the majority of the site is outside it. The site does, partially, conform with the overall spatial strategy for development within Wealden as a whole as it is within reach via public transport of services and facilities within a sustainable settlement. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. **Minor positive effects: SO14 Housing** Development of the site for housing will contribute to the district's housing need but given its size this will not be significant. It will provide housing in a relatively sustainable location, and this would be enhanced through affordable housing provision. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. **No significant effect: SO10 Landscape and Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.

Selected / Rejected for allocation	The site is not taken forward for allocation. The current access would require substantial improvement to accommodate satisfactory visibility splays at the existing access. Additionally, if the site was considered alongside Site 572/1110 it would provide a larger frontage onto Hurtis Hill, however this is limited due to the location of the two listed buildings adjacent to the east of the site (Old Smuggles Cottage and the Entrance Gates, Gatepiers and Flanking Wall to the north of Old Smugglers Cottage), and a new pedestrian and vehicular access is likely to have a detrimental impact on their setting. Furthermore, the nature of Hurtis Hill road means a pedestrian crossing to the footpath on the opposite side of the road is unachievable.

SHELAA Ref: 634/1110 **SITE:** Land at Pilmer House, London Road, Crowborough

SUSTAINABILITY OBJECTIVE		Effects				Site No: 634/1110 Name: Land at Pilmer House, London Road, Crowborough, TN6 2HZ
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises a residential dwelling and paddock. • The site is 0.65ha in size and proposed for 34 (net) dwellings by the applicant. • The site lies within the built-up area of Crowborough, to the north of the High Street and surrounded by residential development. • Crowborough is classed as a sustainable settlement within the settlement hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • The site lies approx. 75m from the nearest bus stop (less than a 5-minute walk), which is at The Cross to the south of the site and has good pedestrian connectivity to it. • Crowborough train station is 1.5 miles south-east of the site and is accessible via the bus service with a journey time of approx. 14-minutes. It is a 35-minute walk via Crowborough Hill. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site complies with the overall Spatial Strategy for the district as it is located within a short distance of a sustainable settlement which can be accessed via public transport and on foot safely. • However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Hailsham, Eastbourne), increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 634/1110 Name: Land at Pilmer House, London Road, Crowborough, TN6 2HZ
		S	M	L	Overall	Commentary
						• All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no risk of surface water flooding. • This is a mixed greenfield / brownfield site with some existing impermeable surfaces. However, the intensification of development on the site could introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is no risk of surface water flooding. • The site is not within an area of groundwater concern. • The proposed development of the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce further impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of flooding from any source, and that policies within the plan will provide for suitable management of surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 634/1110 Name: Land at Pilmer House, London Road, Crowborough, TN6 2HZ
		S	M	L	Overall	Commentary
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or the immediate vicinity. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is not classified as agricultural land. • The site is not safeguarded for waste or minerals operations. • The site is a mixed greenfield / brownfield site and would represent a degree of efficient use of land should it be developed. • There are no known issues with contamination of land. • The development of the site is likely to result in soil disturbance which could cause erosion or compaction as well as release carbon. • Mitigation measures will need to be identified, which safeguard soil health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Given the size of the proposed development, effects on this SA Objective are considered to be uncertain at this time due to a lack of details on the scheme.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 634/1110 Name: Land at Pilmer House, London Road, Crowborough, TN6 2HZ
		S	M	L	Overall	Commentary
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is within an area classed as being 'brighter' by CPREs light pollution mapping and is surrounded by existing development. Development on the scale proposed could introduce further light pollution, although given the surrounding land uses, site location this is likely to be minimal. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The site is within 75m of the nearest bus stop (less than a 5-minute walk) and has good existing pedestrian connectivity to it. The site is also within approx. a 4-minute walk, via safe existing pedestrian footpaths, of Crowborough High Street. This provides viable alternative modes of transport for future residents to using their car, which could help reduce air pollution. • There are no sources of noise pollution affecting the site. • The site is within an area of existing built form and development is unlikely to adversely affect a tranquil area. • There may be some increase in traffic and congestion on the road network but given the proximity to sustainable transport modes this is unlikely to be significant.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 634/1110 Name: Land at Pilmer House, London Road, Crowborough, TN6 2HZ
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. In the longer term, given the sites proximity to alternative modes of transport and services and facilities in Crowborough, together with its location within a 'brighter' and noisy area, no significant effects are expected.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are some hedgerows and mature trees along the boundaries of the site but given its location within the built-up area there is no connectivity to the wider green & blue infrastructure network. • Development should still seek to retain and protect the existing hedgerows and trees to maintain and enhance the green infrastructure network of the site. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the sites' green and blue infrastructure network and make a positive contribution to nature recovery. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • Due to the location of the site, its size and lack of existing green infrastructure network connectivity, no significant effect is expected on this SA Objective.
SO9	BIODIVERSITY					• There are no designated biodiversity sites, Priority Habitats or irreplaceable habitats within the site or the immediate vicinity. Development of the site will not impact on any designated site / habitat. • The site is not within a Biodiversity Opportunity Area (BOA). • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • Development would need to seek to retain and enhance the existing hedgerows and trees for biodiversity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 634/1110 Name: Land at Pilmer House, London Road, Crowborough, TN6 2HZ
		S	M	L	Overall	Commentary
						• No detailed scheme for the site has been put forward yet but development will need to follow the mitigation hierarchy of avoid, minimise, remediate and compensate. • The site is within the 7km zone of Ashdown Forest SPA and will therefore require a Habitat Regulations Assessment and suitable mitigation in the form of contributions to SANG and SAMM provision. • Given the above, and the requirement for BNG through other Local Plan policies, it is considered there will be no significant effect on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• The site was not individually assessed within the 2023 Landscape Sensitivity Assessment as it lies within the existing built-up area of Crowborough. • The site sits within a heavily residential part of Crowborough and within the proposed development boundary near the town centre. • This would indicate that the site has low landscape sensitivity to development. • The site is well screened from all sides. • The development of the site will not adversely affect the wider landscape or townscape of Crowborough. • Given the above, it is considered there will be no significant effect on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no heritage assets within the site or in the vicinity of the site. • Given the above, it is considered there will be no significant effect on this SA Objective
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 634/1110 Name: Land at Pilmer House, London Road, Crowborough, TN6 2HZ
		S	M	L	Overall	Commentary
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is an existing vehicular access to the site from London Road, however this is narrow and to widen the access could potentially conflict with the junction for Pilmer Road and London Road. • The site is within 75m (less than a 5-minute walk) of the nearest bus stop at The Cross to the south and has good existing pedestrian connectivity to it. • Crowborough High Street is a 4-minute walk from the site via safe pedestrian footpaths. Bus services can be accessed from the High Street. • The train station can be reached via the bus services from the High Street with a journey time of approx. 15-minutes. • The existing access to the site from London Road is suitable for pedestrians and cyclists to use. • 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. • Given the proximity of the site to the services and facilities in Crowborough High Street, with safe pedestrian access and public transport provision, the effects on this SA Objective are expected to be major positive.
SO14	HOUSING					• The proposed development is for 34 (net) dwellings. • This will make a contribution to the district's identified housing need within a sustainable settlement and with good access to sustainable transport, services and facilities. • The impact on this SA Objective is expected to be a minor positive effect making a positive contribution to meeting the district's housing needs, which could be enhanced with the provision of affordable homes.
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as it is proposed for more than 10 (net) dwellings. • The nearest health services are at Beacon Surgery approx. 0.2 miles to the south-west of the site. • The surgery is within a 5-minute walk of the site and there is good existing pedestrian access.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 634/1110 Name: Land at Pilmer House, London Road, Crowborough, TN6 2HZ
		S	M	L	Overall	Commentary
						• The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Crowborough. Given the proposed scale of development for this site, it is unlikely to have a significant impact on GP capacity. Further work on health infrastructure may be required. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within Crowborough Parish. It also prioritises exploring opportunities to expand existing provision to cater for a wider range of age ranges at existing sites. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is no deficiency in provision of sports pitches within the Parish however it does make recommendations that pitches and facilities are protected and enhanced for quality purposes. • The site is not proposing improvements to sport and recreation provision or to health service provision. Given its size and scale, contributions towards such provision could be achieved. • Given the lack of details on the proposal aside from housing numbers, the effects on this SA Objective are considered to be uncertain at this time.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design and quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the layout or design of the site, at the moment, the effect on this SA Objective is considered to be uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • However, the site is within very close proximity of the services and facilities in Crowborough and future residents would be able to access these safely via existing footpaths.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 634/1110 Name: Land at Pilmer House, London Road, Crowborough, TN6 2HZ
		S	M	L	Overall	Commentary
						• With no details in terms of the housing type, layout or design of the site, the effect on this SA Objective is considered to be uncertain in relation to addressing social deprivation.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • However, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Crowborough will continue with or without this site
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 St Mary's Catholic Primary School, approx. 0.7 miles south of the site. The school can be accessed via bus services and walking (approx. 9-minute journey) and by walking (approx. 16-minute journey time). • Further primary, secondary and college provision is located within Crowborough. • 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. • East Sussex County Council is currently considering options for creating additional special school places at Grove Park School in Crowborough. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	Site No: 634/1110 Name: Land at Pilmer House, London Road, Crowborough, TN6 2HZ																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located within the existing built-up area of Crowborough close to the town centre/High Street, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Crowborough. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within reach via public transport and walking of services and facilities within a sustainable settlement. **Major positive effects: SO3 Flood Risk and SO13 Travel & Accessibility** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. The site is within close proximity of bus services and has good existing pedestrian access to these. It also has good pedestrian access to the High Street services and facilities in Crowborough. **Minor positive effects: SO14 Housing** Development of the site for housing will contribute to the district's housing need but given its size this will not be significant. It will provide housing in a sustainable location, and this would be enhanced through affordable housing provision. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. **No significant effect: SO7 Pollution; SO9 Biodiversity; SO10 Landscape and Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.

Selected / Rejected for allocation	The proposal for the site is for 34 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 10 (net) dwellings and has been proposed for allocation on this basis. The SHELAA confirms that the site as submitted would not be able to provide an appropriate vehicular access to serve new residential development. It should be noted that this site is taken forward for allocation in combination with Sites 055/1110 and 317/1110 and a suitable vehicular access is achievable as a result. The site is situated within the built-up area near Crowborough's town centre and therefore has good access to local facilities and amenities, including a bus stop for public transport and the Crowborough Leisure Centre. The site is close to the Crowborough Conservation area to the south and the design of any scheme will need to consider protecting its character and appearance. Additionally, the site is within 7km of the Ashdown Forest SPA therefore is the site were to come forward for development it would require a Habitats Regulation Assessment.

SHELAA Ref: 698/1110 **SITE:** Land at Byeways, Palesgate Lane, Crowborough

SUSTAINABILITY OBJECTIVE		Effects				Site No: 698/1110 Name: Land at Byeways, Palesgate Lane, Crowborough, TN6 3HF
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• This site comprises a residential dwelling with associated curtilage. • The site is 2.24ha in size and proposed for 50 (net) dwellings by the applicant. • Crowborough is classed as a sustainable settlement within the settlement hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • The site lies within 200m of the nearest bus stop at Limekiln Court to the south-west, however the pedestrian connectivity to the site is poor due to the lack of a footpath along Palesgate Lane. • Crowborough train station is 1.1 miles south however the only reasonable access to the station is via private car. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site does not comply with the overall Spatial Strategy for the district as whilst it is located within a short distance of public transport, pedestrian connectivity is poor. • Development of the site is likely to result in an increase in car use to reach other settlements (i.e. Hailsham, Eastbourne), increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified

SUSTAINABILITY OBJECTIVE		Effects				Site No: 698/1110 Name: Land at Byeways, Palesgate Lane, Crowborough, TN6 3HF
		S	M	L	Overall	Commentary
						to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no risk of surface water flooding. • This is a greenfield site and development on the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is no risk of surface water flooding. • The site is not within an area of groundwater concern. • The proposed development of the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce further impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of flooding from any source, and that policies within the plan will provide for suitable management of surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 698/1110 Name: Land at Byeways, Palesgate Lane, Crowborough, TN6 3HF
		S	M	L	Overall	Commentary
						• Development of this site will increase the demand for water consumption and wastewater treatment. There is no indication from utilities providers that development proposed within the district as a whole cannot be accommodated. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or the immediate vicinity. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is not classified as agricultural land. • The site is not safeguarded for waste or minerals operations. • The site is a greenfield site. • There is a small area of contaminated land, which would be the subject of remediation and removal as part of development. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction / erosion as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 698/1110 Name: Land at Byeways, Palesgate Lane, Crowborough, TN6 3HF
		S	M	L	Overall	Commentary
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is within an area classed as being 'darker' by CPREs light pollution mapping. Development on the scale proposed is likely to introduce further light pollution. Mitigation measures in line with other local plan policies will be required. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The site is within 200m of the nearest bus stop but has poor pedestrian connectivity. • There is still likely to be a degree of car use associated with the development of this site and this could lead to an increase in traffic and congestion on the roads. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. In the longer term, effects are also considered to be minor negative as the site has poor pedestrian access to sustainable transport which could mean a reliance on private car use and an increase in air pollution.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 698/1110 Name: Land at Byeways, Palesgate Lane, Crowborough, TN6 3HF
		S	M	L	Overall	Commentary
SO8	GREEN & BLUE INFRASTRUCTURE					• There are some trees and hedgerows (some mature) along the site boundaries and existing access road which contribute to the green infrastructure network and provide good wildlife corridors and stepping stones to the wider area, particularly the woodland to the north and south-east and the lowland heathland to the east. • Development should seek to retain and protect the existing trees and hedgerows to maintain and enhance the green infrastructure network of the site and wider area. • There is also Priority Habitat Deciduous Woodland adjacent to the north and south-eastern boundary, together with lowland heathland Priority Habitat to the east, which contribute to the green infrastructure network. • Development would need to ensure appropriate buffers are delivered to protect these habitats from the impacts of development. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the sites' green and blue infrastructure network and make a positive contribution to nature recovery. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • Due to the lack of detail for the site, effects are uncertain at this stage.
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site or the immediate vicinity. Development of the site will not impact on any designated site. • The site is not within a Biodiversity Opportunity Area (BOA). • Priority Habitat Deciduous Woodland adjoins the north and south-eastern site boundaries. Lowland Heathland Priority habitat also lies a very short distance from the site's eastern boundary. Development could adversely impact on these habitats and suitable buffers / mitigation will be required of any development. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • Development would need to seek to retain and enhance the existing trees and hedgerows, for biodiversity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 698/1110 Name: Land at Byeways, Palesgate Lane, Crowborough, TN6 3HF
		S	M	L	Overall	Commentary
						• No detailed scheme for the site has been put forward yet but development will need to follow the mitigation hierarchy of avoid, minimise, remediate and compensate. • The site is within the 7km zone of Ashdown Forest SPA and will therefore require a Habitats Regulation Assessment and appropriate mitigation in the form of contributions to SANG and SAMM provision where appropriate. • Given the lack of detail as to the scheme design but acknowledging the potential for mitigation measures in relation to the Priority Habitat Deciduous Woodland adjoining the site and the provision of BNG, the effects on this SA Objective are considered to be uncertain at this time.
SO10	LANDSCAPE & TOWNSCAPE					• The site is considered to have moderate landscape sensitivity to development within the 2023 Landscape Sensitivity Assessment as the site has relatively gently undulating topography with no historic features on site. • The site is within the High Weald National Landscape which increases its sensitivity. • The site is enclosed to the north and east by land at Steel Cross, which has been planning permission for 103 houses (WD/2022/0398/MRM). • The development of the site would result in the loss of land within the High Weald National Landscape. • Therefore, minor negative effects are expected on this SA Objective, although landscape mitigation measures should be achievable.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no heritage assets within the site. • No significant effects on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 698/1110 Name: Land at Byeways, Palesgate Lane, Crowborough, TN6 3HF
		S	M	L	Overall	Commentary
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site has access onto Palesgate, although this is unsuitable for intensification caused by developing the site. However, the infrastructure to provide suitable vehicle and pedestrian access will be achieved as part of the planning permission granted for (WD/2022/0398/MRM) on the surrounding site (250/1110) for a new primary access onto Green Lane and a secondary access onto Palesgate Lane, with potential to connect with this site. • The site is within 200m of the nearest bus stop at Limekiln Court but has no pedestrian connectivity to it. It is unclear whether this could be achieved. Pedestrian activity to bus stops on Green Lane North, and Limekiln Court, could be achieved through the adjacent site (250/1110). • If pedestrian connectivity to the bus stop could be achieved, Crowborough High Street is a 9-minute bus journey from the site. Bus services run every half hour weekdays and every hour at weekends. • 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. • Given the proximity of the site to bus services, but acknowledging that pedestrian connectivity to and from the site would need to be achieved and that this is uncertain at this time, the effects on this SA Objective are considered to be minor negative at this time.
SO14	HOUSING					• The proposed development is for 50 (net) dwellings. • This will make a contribution to the district's identified housing need. • The impact on this SA Objective is expected to be a minor positive effect making a positive contribution to meeting the district's housing needs, which could be enhanced with the provision of affordable homes.
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as it is proposed for more than 10 (net) dwellings. • The nearest health services are at Beacon Surgery approx. 1.4 miles to the south-west of the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 698/1110 Name: Land at Byeways, Palesgate Lane, Crowborough, TN6 3HF
		S	M	L	Overall	Commentary
						• The surgery is accessible via the bus service with a journey time of approx. 15-minutes, although there is no existing pedestrian connectivity to the bus stop on Green Lane North from the site. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Crowborough. Given the proposed scale of development for this site, it is unlikely to have a significant impact on GP capacity. Further work on health infrastructure may be required. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within Crowborough Parish. It also prioritises exploring opportunities to expand existing provision to cater for a wider range of age ranges at existing sites. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is no deficiency in provision of sports pitches within the Parish however it does make recommendations that pitches and facilities are protected and enhanced for quality purposes. • The site is not proposing improvements to sport and recreation provision or to health service provision. However, given its size and scale, contributions towards such provision are likely to be achieved. • Given the lack of details on the proposal aside from housing numbers, the effects on this SA Objective are considered to be uncertain at this time.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design and quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the layout or design of the site, at the moment, the effect on this SA Objective is considered to be uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 698/1110 Name: Land at Byeways, Palesgate Lane, Crowborough, TN6 3HF
		S	M	L	Overall	Commentary
	DEPRIVATION					• With no details in terms of the housing type, layout or design of the site, the effect on this SA Objective is considered to be uncertain in relation to addressing social deprivation.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • However, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Crowborough will continue with or without this site
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 St Mary's Catholic Primary School, approx. 1.7 miles south of the site. The school can be accessed via bus services and walking (approx. 20-minute journey) although it is most likely this would be via private car. • Further primary, secondary and college provision is located within Crowborough, with Beacon Academy 6th Form 0.4 miles from the site (an approx. 9-minute walk via Green Lane). • 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. • East Sussex County Council is currently considering options for creating additional special school places at Grove Park School in Crowborough (1.5 miles from the site). • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	Site No: 698/1110 Name: Land at Byeways, Palesgate Lane, Crowborough, TN6 3HF																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site lies outside of the proposed development boundary for Crowborough. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the periphery of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary. The site therefore conforms with the overall spatial strategy for development within Wealden as a whole. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. **Minor positive effects: SO14 Housing** Development of the site for housing will contribute to the district's housing need but given its size this will not be significant. It will provide housing in a sustainable location, and this would be enhanced through affordable housing provision. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO10 Landscape and Townscape and SO13 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 impact. The site is within close proximity of a bus stop with frequent services into Crowborough and short journey times, however there is no existing pedestrian connectivity to the bus stop and so car use is likely to dominate and potentially increase air pollution. It also means that the site does not have access to sustainable transport modes. Whilst the site is well enclosed, it is classed as having moderate to high sensitivity to development and would result in the loss of land within the High Weald National Landscape. **No significant effect: SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills**

	The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 50 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 30 (net) dwellings and has been proposed for allocation on this basis. The design of any scheme would need to incorporate improvements to the existing landscape structure and create a strong landscape setting for new housing. This would require the retention, and setting back of development from, existing tree clumps on site, as well as the wooded boundaries that surround the site, reducing the developable area. The site is enclosed to the north and east by land at Steel Cross, which has been granted planning permission for 103 houses (WD/2022/0398/MRM). This provides the opportunity to gain access to this site and this would ideally be from the northeast or northwest boundary of the site. A full transport report would be necessary to measure the impacts of development on the highway network locally and to ensure connectivity with the town centre.

SHELAA Ref: 955/1110 **SITE:** Crowborough Police Station, Crowborough Hill, Crowborough

SUSTAINABILITY OBJECTIVE		Effects				Site No: 955/1110 Name: Crowborough Police Station, Crowborough Hill, Crowborough, TN6 2DA
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of two residential dwellings and a police station. • The site is 0.22ha in size and proposed for residential development of 11 (net) dwellings. • Crowborough is assed as a sustainable settlement within the settlement hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • The nearest bus stop lies adjacent to the southern boundary of the site. The nearest train station is Crowborough, and this lies approximately 1.3km to the south east of the site. • Both the bus stop and train station can be accessed by existing pedestrian footpaths and the site can be accessed via existing footpaths along North Beeches Road and Crowborough Hill. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and with very close proximity to sustainable transport. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain

SUSTAINABILITY OBJECTIVE		Effects				Site No: 955/1110 Name: Crowborough Police Station, Crowborough Hill, Crowborough, TN6 2DA
		S	M	L	Overall	Commentary
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no risk of surface water flooding. • The site is brownfield land and has existing areas of impermeable surfacing. Development could reduce these areas or increase them. • Measures to deal with surface water runoff will be required as rainfall is likely to increase with climate change. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no risk of surface water flooding. • The site is not within an area of groundwater concern. • The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided in terms of managing surface water runoff. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial, groundwater or surface water flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes as residents and property would not be at risk.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity. Therefore, potential for water pollution is minimal.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 955/1110	Name: Crowborough Police Station, Crowborough Hill, Crowborough, TN6 2DA
		S	M	L	Overall	Commentary	
						• Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Given the proposed quantum of development, it is considered there will be no significant effect on this SA Objective and that mitigation through good design and compliance with local plan policies will address water efficiency.	
SO5	SOIL, LAND & MINERALS					• The site is not classified as agricultural land. • The site is not safeguarded for waster or minerals operations. • The site is a brownfield site, and its proposed development represents an efficient use of land. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage	
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development	
SO7	POLLUTION					• The site is within the existing built form of Crowborough and this, coupled with the size of the site and proposed quantum of development, it is unlikely there will be any impacts	

SUSTAINABILITY OBJECTIVE		Effects				Site No: 955/1110 Name: Crowborough Police Station, Crowborough Hill, Crowborough, TN6 2DA
		S	M	L	Overall	Commentary
						from light pollution. However, any development would still need to minimise external lighting and be in compliance with other Local Plan policies on this. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The site has access to a bus stop adjacent to its southern boundary and has good pedestrian access via existing footpaths. This provides a viable alternative mode of transport for future residents to using their car, which could help reduce air pollution. • The site is also within a 17-minute walk of Crowborough High Street, albeit this is uphill. • Given the size of the site, and proximity to public transport, it is considered unlikely that development will result in significantly increased traffic or congestion on the road. • There are no sources of noise pollution affecting the site. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. However, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are only limited mature trees and hedgerows along the site's south-eastern boundary and as the site is within the built-up area, there is no connection to the wider green infrastructure network.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 955/1110 Name: Crowborough Police Station, Crowborough Hill, Crowborough, TN6 2DA
		S	M	L	Overall	Commentary
						• Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which could contribute to the green and blue infrastructure network and make a positive contribution to nature recovery. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • Given the scale of the proposed development, it is considered there would be no significant effects on this SA Objective.
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site or in close proximity. Development of the site is therefore unlikely to impact on any designated site. • There are no Priority Habitats within the site or in close proximity. • There are no irreplaceable habitats within the site or in close proximity. • The site is not within a Biodiversity Opportunity Area (BOA). • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • The limited trees and hedgerows located along the southern boundary of the site make a small contribution to the site's biodiversity. Development would need to seek to retain and enhance these features for biodiversity. • The site is within the 7km zone of Ashdown Forest SPA and will therefore require mitigation in the form of contributions to SANG and SAMM provision. • The effect on this SA Objective is considered to be uncertain, as much will depend on the mitigation measures implemented alongside any development.
SO10	LANDSCAPE & TOWNSCAPE					• The site is embedded within the existing built form of Crowborough and therefore its development would have no significant impact on the wider landscape. • This site was not individually assessed within the 2023 Landscape Sensitivity Assessment as it lies within the built form of Crowborough.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 955/1110 Name: Crowborough Police Station, Crowborough Hill, Crowborough, TN6 2DA
		S	M	L	Overall	Commentary
						• Given the fact there are no details as to the design and layout of proposed development but given the size of the site and the fact it is well integrated into the existing settlement, no significant effect is expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no listed buildings within the site or in close proximity. • The site is not affected by an Archaeological Notification Area (ANA). • The police station itself is a non-designated heritage asset and therefore the conversion of the site to either residential or employment use must be appropriate and well designed with limited harm to the heritage asset. The demolition of the existing police station would not be considered acceptable. • Therefore, with no details on the scheme design or layout at this time, effects are considered to be minor negative on this SA Objective due to the potential demolition of the station.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site benefits from an existing vehicular access from North Beeches Road to the west. • The site can be accessed via existing footpaths located along North Beeches Road and Crowborough Hill. • The nearest bus stop lies adjacent to the southern boundary of the site, and there is safe pedestrian access via existing footpaths. • Bus services into Crowborough High Street and its amenities run every 30 mins, with a journey time from the stop on North Beeches Road of approx. 15-minutes.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 955/1110 Name: Crowborough Police Station, Crowborough Hill, Crowborough, TN6 2DA
		S	M	L	Overall	Commentary
						• The train station can be reached via the bus service, and this takes approx. 3-minutes from the bus stop on North Beeches Road. • It is around a 17-minute walk to Crowborough High Street, albeit this is uphill. • There are no PRoW within the site. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be major positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Crowborough High Street and the train station.
SO14	HOUSING					• The site is proposing 11 (net) dwellings which will make a contribution to meeting the district's housing need with a sustainable and accessible location. • There are no details as to the type and tenure mix of housing though. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as it is for more than 10 (net) dwellings. • The nearest health services are at the Brook Health Centre in Jarvis Brook, approx. 0.5 miles to the south-east of the site. This can be reached via the bus service from with a journey time of 2 minutes and a half hourly service frequency during the week. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Crowborough. The development of this site may have some impact on GP capacity, but it is considered that this would be minimal. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within Crowborough Parish. It also prioritises exploring opportunities to expand existing provision to cater for a wider range of age ranges at sites such as Adam Close Play Area (this site).

SUSTAINABILITY OBJECTIVE		Effects				Site No: 955/1110 Name: Crowborough Police Station, Crowborough Hill, Crowborough, TN6 2DA
		S	M	L	Overall	Commentary
						• The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is no deficiency in provision of sports pitches within the Parish however it does make recommendations that pitches and facilities are protected and enhanced for quality purposes. • The site is not a designated Local Green Space nor is it a formal recreational or play space. • The site is not proposing improvements to sport and recreation provision or to health service provision. • Given the proposed scale of development, it is considered there will be no significant impact on this SA Objective.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • Given the scale of proposed development and the site's location within the built-up area, it is considered there will be no significant impact on this SA Objective.
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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 955/1110 Name: Crowborough Police Station, Crowborough Hill, Crowborough, TN6 2DA
		S	M	L	Overall	Commentary
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is close to services and facilities within Crowborough and has access to a frequent bus service to the High Street with short journey times. • The site also has public transport access to services and facilities in Jarvis Brook. • However, due to the scale of proposed development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Crowborough and Jarvis Brook will continue.
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 nursery and primary school are Ashdown Primary and Whitehill Nursery, 0.2 miles south of the site, approx. a 6-minute walk via Luxford Road, which has existing footpaths on both sides. • Further primary, secondary and college provision is located within Crowborough. • 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. • East Sussex County Council is currently considering options for creating additional special school places at Grove Park School in Crowborough. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective

SUMMARY OF RESULTS:	Site No: 955/1110	Name: Crowborough Police Station, Crowborough Hill, Crowborough, TN6 2DA																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located within the existing urban area of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Crowborough. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has access to public transport. The site is well integrated into the existing settlement and development would have a minimal impact on the landscape and townscape, although it is acknowledged that development would mean the loss of an informal amenity space. **Major positive effects: SO3 Flood Risk and SO13 Travel & Accessibility** The site is in Flood Zone 1 and whilst there is a risk of surface water flooding in the north, it is considered that this could be suitably mitigated through the provision of SuDS. The site is not at risk from groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. The site has a bus stop adjacent to its southern boundary and this is accessible via existing footpaths. The bus service is frequent and journey time to Crowborough High Street is approx. 15 mins. The train station is also accessible by bus with a journey time of approx. 3 mins. **Minor positive effects: 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. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO11 Historic & Cultural Heritage** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. **No significant effect: SO4 Water resources/Quality; SO7 Pollution; SO8 Green and Blue Infrastructure; SO10 Landscape & Townscape; SO15 Health & Wellbeing; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills**

	The scale of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation as the police station itself is a non-designated heritage asset and therefore the conversion of the site to either residential or employment use must be appropriate and well designed with limited harm to the heritage asset. The demolition of the existing police station would not be considered acceptable.

SHELAA Ref: 964/1110 **SITE:** Land Part of Steel Cross Farm, Green Lane, Crowborough

SUSTAINABILITY OBJECTIVE		Effects				Site No: 964/1110 Name: Land part of Steel Cross Farm, Green Lane, Crowborough, TN6 2XB
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises a paddock. • The site is 0.67ha in size and proposed for 12 (net) dwellings by the applicant. • The site lies on the north-eastern periphery of Crowborough. • Crowborough is classed as a sustainable settlement within the settlement hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • The site lies within 400m of the nearest bus stop, Green Lane North, to the east, however there is no pedestrian connectivity to it at present. • Crowborough train station is approx. 1 mile south however access to the station is likely to be via private car. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site does not comply with the overall spatial strategy for the district as it is outside any sustainable settlement and does not have access via susta8inable transport modes to a sustainable settlement (Crowborough). • Development of the site is likely to result some car use to reach other settlements (i.e. Hailsham, Eastbourne), increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified

SUSTAINABILITY OBJECTIVE		Effects				Site No: 964/1110 Name: Land part of Steel Cross Farm, Green Lane, Crowborough, TN6 2XB
		S	M	L	Overall	Commentary
						to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no risk of surface water flooding. • This is a greenfield site and development on the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is no risk of surface water flooding. • The site is not within an area of groundwater concern. • The proposed development of the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce further impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of flooding from any source, and that policies within the plan will provide for suitable management of surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 964/1110 Name: Land part of Steel Cross Farm, Green Lane, Crowborough, TN6 2XB
		S	M	L	Overall	Commentary
						• Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or the immediate vicinity. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is not classified as agricultural land. • The site is not safeguarded for waste or minerals operations. • The site is a greenfield site. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction / erosion as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 964/1110 Name: Land part of Steel Cross Farm, Green Lane, Crowborough, TN6 2XB
		S	M	L	Overall	Commentary
						• Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is within an area classed as being 'darker' by CPREs light pollution mapping. Development on the scale proposed could introduce light pollution, although measures in line with other local plan policies should mitigate this. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The site is within 400m of the nearest bus stop but there is no pedestrian connectivity to it. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. In the longer term, effects are considered to be uncertain due to the lack of details for the scheme.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are some trees and hedgerows (some mature) along the site boundaries which contribute to the green infrastructure network and provide good wildlife corridors and stepping stones to the wider area, particularly the woodland to the east of the site (Limekiln Wood Ancient Woodland)

SUSTAINABILITY OBJECTIVE		Effects				Site No: 964/1110 Name: Land part of Steel Cross Farm, Green Lane, Crowborough, TN6 2XB
		S	M	L	Overall	Commentary
						• Development should seek to retain and protect the existing trees to maintain and enhance the green infrastructure network of the site and wider area. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the sites' green and blue infrastructure network and make a positive contribution to nature recovery. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • Due to the lack of detail for the site, effects are uncertain at this stage.
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site or the immediate vicinity. Development of the site will not impact on any designated site. • The site is not within a Biodiversity Opportunity Area (BOA). • Priority Habitat Traditional Orchard is present in the parcel of land adjacent to the northeastern boundary of the site. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • Development would need to seek to retain and enhance the existing trees and hedgerows for biodiversity. • No detailed scheme for the site has been put forward yet but development will need to follow the mitigation hierarchy of avoid, minimise, remediate and compensate. • The site is within the 7km zone of Ashdown Forest SPA and will therefore require a Habitats Regulation Assessment and appropriate mitigation in the form of contributions to SANG and SAMM provision. • Given the lack of detail as to the scheme design, the effects on this SA Objective are considered to be uncertain at this time.
SO10	LANDSCAPE & TOWNSCAPE					• The site is considered to have moderate to high landscape sensitivity to development within the 2023 Landscape Sensitivity Assessment, in part due to its location within the High Weald National Landscape and the elevated position of the site within this location.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 964/1110 Name: Land part of Steel Cross Farm, Green Lane, Crowborough, TN6 2XB
		S	M	L	Overall	Commentary
						• Due to the elevated nature of the site, development here would be highly visible and have an adverse impact on the wider landscape, albeit the development of site 250/1110 to the south west of the site will alter the character of the area. • Therefore, minor negative effects are expected on this SA Objective, taking account of the development permitted on Site 250/1110.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no heritage assets within the site. • No significant effects are expected on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site as currently submitted, does not have a suitable vehicular/pedestrian access and there are currently no means to do this without third party land from the approved planning permission (Site 250/1110). The current access is via a narrow track to Green Lane, which is also a PRoW, and is unsuitable to serve a residential development. • Green Lane has a footpath either side of the road that connect the area to the local settlement. • Whilst the site is within 400m of a bus stop, there is no pedestrian connectivity to it from the site. • Given the above, the effects are considered to be minor negative on this SA Objective.
SO14	HOUSING					• The proposed development is for 12 (net) dwellings. Whilst this would make a contribution to the district's identified housing need, the site is in an unsustainable location due to access constraints that are unlikely to be overcome without third party land.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 964/1110 Name: Land part of Steel Cross Farm, Green Lane, Crowborough, TN6 2XB
		S	M	L	Overall	Commentary
						• The impact on this SA Objective considered to be uncertain at this time, although if access can be achieved then this would be a minor positive effect making a positive contribution to meeting the district's housing needs, which could be enhanced with the provision of affordable homes.
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as it is proposed for more than 10 (net) dwellings. • The nearest health services are at Beacon Surgery approx. 1.2 miles to the south-west of the site. • The surgery is accessible via the bus service with a journey time of approx. 10-minute however there is no pedestrian connectivity to the bus stop from the site. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Crowborough. Given the proposed scale of development for this site, it is unlikely to have a significant impact on GP capacity. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within Crowborough Parish. It also prioritises exploring opportunities to expand existing provision to cater for a wider range of age ranges at existing sites. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is no deficiency in provision of sports pitches within the Parish however it does make recommendations that pitches and facilities are protected and enhanced for quality purposes. • The site is not proposing improvements to sport and recreation provision or to health service provision. Given its size and scale, contributions towards such provision are unlikely to be achieved. • Given the lack of details on the proposal aside from housing numbers the effect on this SA Objective is considered to be uncertain
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 964/1110 Name: Land part of Steel Cross Farm, Green Lane, Crowborough, TN6 2XB
		S	M	L	Overall	Commentary
						• Other Local Plan policies will address matters of design and quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the layout or design of the site, at the moment, the effect on this SA Objective is considered to be uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • With no details in terms of the housing type, layout or design of the site, the effect on this SA Objective is considered to be uncertain in relation to addressing social deprivation.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • However, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Crowborough will continue with or without this site
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 St Mary's Catholic Primary School, approx. 1.8 miles south of the site. The school can be accessed via bus services and walking (approx. 20-minute journey) although it is most likely this would be via private car. • Further primary, secondary and college provision is located within Crowborough, with Beacon Academy 6th Form approx. 0.8 miles from the site (an approx. 19-minute walk via Green Lane).

SUSTAINABILITY OBJECTIVE		Effects				Site No: 964/1110	Name: Land part of Steel Cross Farm, Green Lane, Crowborough, TN6 2XB
		S	M	L	Overall	Commentary	
						• Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • East Sussex County Council is currently considering options for creating additional special school places at Grove Park School in Crowborough. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.	

SUMMARY OF RESULTS:	Site No: 964/1110 Name: Land part of Steel Cross Farm, Green Lane, Crowborough, TN6 2XB																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site lies outside of the proposed development boundary for Crowborough. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the periphery of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies outside of the proposed development boundary. The site does not therefore conform with the overall spatial strategy for development within Wealden as a whole. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. **Minor positive effects:** None **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO10 Landscape and Townscape; SO13 Travel & Accessibility and SO14 Housing** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. The site is classed as having moderate to high sensitivity to development and would result in the loss of land within the High Weald National Landscape, as well as any development being highly visible due to the sites elevated position. The site is close to a bus stop however the site's existing access is unsuitable for residential development and cannot demonstrate an achievable suitable vehicle / pedestrian / cycle access without the use of third party land from the approved planning permission to the south (Site 250/1110). At this time, it is unclear whether this could be secured. Whilst the development of the site would contribute to the housing need within the district, it is in a location which is currently unsustainable due to access constraints. **No significant effect: SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills**

	The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation. The site is wholly within the High Weald National Landscape and development would be highly visible within the wider landscape given it's topography and elevated position. Development would have a significant adverse impact upon the rural setting and character of the countryside to the northeast of Crowborough, despite the approved residential development to the south of the site altering the character of the area. Furthermore, the sites existing access is unsuitable for residential development and cannot demonstrate an achievable suitable vehicle / pedestrian / cycle access without the use of third party land from the approved planning permission to the south (Site 250/1110) and it is unclear whether this would be achievable.

SHELAA Ref: 1012/1110 **SITE:** Land at Park Lane, Crowborough

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1012/1110 Name: Land at Park Lane, Crowborough. TN6 2QN
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises a mixed-use employment unit, two residential dwellings and associated car park within the existing built-up area of Crowborough. • The site is 0.11ha in size and proposed for residential development of 12 (net) dwellings. • Crowborough is assed as a sustainable settlement within the settlement hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • The nearest bus stops lie 100m to the west and north-west of the site. The nearest train station is Crowborough, and this lies approximately 2.3km to the south-east of the site. • Both the bus stops and train station can be accessed by existing pedestrian footpaths and the site can be accessed via existing footpaths along Park Road and Nevil Road • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and with very close proximity to sustainable transport. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1012/1110 Name: Land at Park Lane, Crowborough. TN6 2QN
		S	M	L	Overall	Commentary
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no risk of surface water flooding within the site however an area of surface water flood risk is located adjacent to the site's southern boundary. • The site is brownfield land and has existing areas of impermeable surfacing. Development could reduce these areas or increase them. • Measures to deal with surface water runoff will be required as rainfall is likely to increase with climate change. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no risk of surface water flooding within the site however an area of surface water flood risk is located adjacent to the site's southern boundary. • The site is not within an area of groundwater concern. • The proposed development for the site is appropriate for the flood zone identified and passes the Sequential Test. • Mitigation measures will need to be provided in terms of managing surface water runoff. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial, groundwater or surface water flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes as residents and property would not be at risk.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1012/1110 Name: Land at Park Lane, Crowborough. TN6 2QN
		S	M	L	Overall	Commentary
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity. Therefore, potential for water pollution is minimal. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Given the proposed quantum of development, it is considered there will be no significant effect on this SA Objective and that mitigation through good design and compliance with local plan policies will address water efficiency.
SO5	SOIL, LAND & MINERALS					• The site is not classified as agricultural land. • The site is not safeguarded for waste or minerals operations. • The site is a brownfield site, and its proposed development represents an efficient use of land. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1012/1110 Name: Land at Park Lane, Crowborough. TN6 2QN
		S	M	L	Overall	Commentary
						• Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is within the existing built form of Crowborough and this, coupled with the size of the site and proposed quantum of development, it is unlikely there will be any impacts from light pollution. However, any development would still need to minimise external lighting and be in compliance with other Local Plan policies on this. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The site has access to bus stops within 100m and has good pedestrian access via existing footpaths. This provides a viable alternative mode of transport for future residents to using their car, which could help reduce air pollution. • The site is also within a 4-minute walk of Crowborough High Street and there are existing footpaths to facilitate this. • Given the size of the site, and proximity to public transport and Crowborough High Street via existing footpaths, it is considered unlikely that development will result in significantly increased traffic or congestion on the road. • The site is within an existing industrial estate and therefore there is the potential for noise pollution from adjacent uses on future residents of the site. This would require mitigation. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1012/1110 Name: Land at Park Lane, Crowborough. TN6 2QN
		S	M	L	Overall	Commentary
						• The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. However, over the longer term, given the size of the site and the location close to sustainable transport and within a very short walk of the High Street, it is considered there will be no significant effect on this SA Objective, provided suitable mitigation for potential noise pollution can be addressed.
SO8	GREEN & BLUE INFRASTRUCTURE					• Given the scale of the proposed development and the lack of any vegetation within the site or on its boundaries or within the immediate vicinity of the site, it is considered there would be no significant effects on this SA Objective.
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site or in close proximity. Development of the site is therefore unlikely to impact on any designated site. • There are no Priority Habitats within the site or in close proximity. • There are no irreplaceable habitats within the site or in close proximity. • The site is not within a Biodiversity Opportunity Area (BOA). • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • There is no vegetation within the site, on its boundaries or within the wider area. • The site is within the 7km zone of Ashdown Forest SPA and will therefore require mitigation in the form of contributions to SANG and SAMM provision. • The effect on this SA Objective is considered to be uncertain, as much will depend on the mitigation measures implemented alongside any development.
SO10	LANDSCAPE & TOWNSCAPE					• Given the size of the site, quantum of development and the fact it is within the existing built form of Crowborough and therefore well integrated into the existing settlement, no significant effect is expected on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1012/1110 Name: Land at Park Lane, Crowborough. TN6 2QN
		S	M	L	Overall	Commentary
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a Conservation Area, there are no listed buildings on site or in the vicinity of the site and it is outside of any Archaeological Notification Area (ANA) and therefore there is no significant effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site benefits from an existing vehicular access from Park Road to the east. • The site can be accessed via existing footpaths located along Park Road and Nevil Road. • The nearest bus stops lie 100m to the west and north-west of the site, and there is safe pedestrian access via existing footpaths. • The site is within a 4-minute walk of Crowborough High Street and has good pedestrian access via existing footpaths. • The train station can be reached via the bus service, and this takes approx. 7-minutes from the bus stops on the High Street. • There is no PRoW within the site. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be major positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Crowborough High Street and the train station on foot and by public transport.
SO14	HOUSING					• The site is proposing 12 (net) dwellings which will make a contribution to meeting the district's housing need with a sustainable and accessible location. • There are no details as to the type and tenure mix of housing though.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1012/1110 Name: Land at Park Lane, Crowborough. TN6 2QN
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as it is for more than 10 (net) dwellings. • The site is not proposing improvements to sport and recreation provision or to health service provision. • Given the proposed scale of development, it is considered there will be no significant impact on this SA Objective.
SO16	QUALITY OF LIFE & PLACE					• 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. • Given the scale of proposed development and the site's location within the built-up area, it is considered there will be no significant impact on this SA Objective.
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 and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • The site is an existing employment site within the Park Lane Industrial Estate and the Council's latest Economic Needs Assessment (2022) confirms that existing employment units within this location should be protected and retained for employment use.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1012/1110 Name: Land at Park Lane, Crowborough. TN6 2QN
		S	M	L	Overall	Commentary
						• Therefore, the development of this site for housing would have a minor negative effect on this SA Objective, given its size.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is within a short walk, via safe existing footpaths, to services and facilities within Crowborough and has access to a frequent bus service to other settlements. • However, due to the scale of proposed development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Crowborough will continue.
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 within 0.5 miles of the nearest nursery (approx. 13-minute walk) and 0.7 miles of the nearest primary school (approx. 16-minute walk). Both are accessible via existing footpaths along Park Road, Crowborough Hill, Church Road and Queens Road. • The site is within 0.8 miles (approx. 17-minute walk) of the nearest secondary school (Beacon Academy) and this is accessible via existing footpaths along Park Road and Crowborough Hill. • 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. • East Sussex County Council is currently considering options for creating additional special school places at Grove Park School in Crowborough. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective

SUMMARY OF RESULTS:	Site No: 1012/1110 Name: Land at Park Lane, Crowborough, TN6 2QN																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located within the existing urban area of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Crowborough. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has access to public transport. The site is well integrated into the existing settlement and development would have a minimal impact on the landscape and townscape, although it is acknowledged that development would mean the loss of an informal amenity space. **Major positive effects: SO3 Flood Risk and SO13 Travel & Accessibility** The site is in Flood Zone 1 and not at risk of surface or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. The site is within 100m of bus stops, and these are accessible via existing footpaths. The train station is also accessible by bus with a journey time of approx. 7-minutes. The site is within a 4-minute walk of Crowborough High Street and its services and facilities and is accessible via existing safe footpaths. **Minor positive effects: 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. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO18 Economy and Employment** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. Development of this site for residential would result in the loss of an established employment site within an existing industrial estate that is included within the Council's latest Economic Needs Assessment (2022) as a location where existing employment units should be protected and retained for employment use.

	No significant effect: SO4 Water resources/quality; SO7 Pollution; SO8 Green and Blue Infrastructure; SO10 Landscape & Townscape; SO15 Health & Wellbeing; SO16 Quality of Life and Place; SO19 Town & Village Centre and SO20 Education & Skills The scale of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation for residential development as it would result in the unacceptable loss of an existing employment site within an established industrial estate where the Council's evidence base states employment uses should be retained and protected.

SHELAA Ref: 1013/1110 **SITE:** Farningham Road, Jarvis Brook, Crowborough

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1013/1110 Name: Farningham Road, Jarvis Brook, Crowborough, TN6 2GF
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises a block of woodland located within the existing urban area of Crowborough. • The site is 0.71ha in size and proposed for employment use, although the applicant has not submitted any details as to the scale or type of employment use. • Crowborough is classed as a sustainable settlement within the settlement hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • The nearest bus stops lie 350m to the east of the site on Farningham Road. The nearest train station is Crowborough, and this lies approximately 350m to the east of the site. • Both the bus stops and train station can be accessed by existing pedestrian footpaths and the site can be accessed via existing footpaths along Farningham Road. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and with very close proximity to sustainable transport. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1013/1110 Name: Farningham Road, Jarvis Brook, Crowborough, TN6 2GF
		S	M	L	Overall	Commentary
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no risk of surface water flooding within the site. • The site is a greenfield site. • Development will introduce areas of impermeable surfaces which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Measures to deal with surface water runoff will be required as rainfall is likely to increase with climate change. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no risk of surface water flooding within the site. • A small part of the east of the site lies within an area of groundwater concern and therefore further investigation would be required as part of any development. • However, the proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided in terms of managing surface water runoff. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be minor positive over all timeframes, given the need for groundwater investigations.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1013/1110 Name: Farningham Road, Jarvis Brook, Crowborough, TN6 2GF
		S	M	L	Overall	Commentary
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity. Therefore, potential for water pollution is minimal. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is not classified as agricultural land. • The site is not safeguarded for waste or minerals operations. • The site is a greenfield site comprising woodland • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the removal of the woodland and subsequent disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures would 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. • Due to the likely requirement to clear the woodland on the site and the subsequent potential for significant soil disturbance, effects are expected to be minor negative.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1013/1110 Name: Farningham Road, Jarvis Brook, Crowborough, TN6 2GF
		S	M	L	Overall	Commentary
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is within the existing built form of Crowborough and within an area classified as being 'very bright' in CPREs light pollution mapping. Therefore it is unlikely there will be any impacts from light pollution. However, any development would still need to minimise external lighting and be in compliance with other Local Plan policies on this. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The site has access to bus stops within 350m and has good pedestrian access via existing footpaths. This provides a viable alternative mode of transport for future residents to using their car, which could help reduce air pollution. • Given the size of the site, and proximity to public transport via existing footpaths, it is considered unlikely that development will result in significantly increased traffic or congestion on the road. • The site is within an existing industrial estate (Courtwell Business Park) and therefore there is the potential for noise pollution from adjacent uses on future residents of the site. This would require mitigation.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1013/1110 Name: Farningham Road, Jarvis Brook, Crowborough, TN6 2GF
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. However, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective, provided suitable mitigation for potential noise pollution can be addressed.
SO8	GREEN & BLUE INFRASTRUCTURE					• The woodland located within the site provides excellent wildlife corridors and stepping stones to the wider area and contributes to the green infrastructure network, particularly to Jarvis Brook Country Park to the north of the site. • Development would need to seek to retain and enhance the woodland where possible to maintain and enhance the green infrastructure network. The ongoing planning application for the site (WD/2023/0729/DC) has confirmed that the woodland within the northern part of the site subject to a group TPO will be retained as part of the proposed development. The proposed development includes protective fencing at the toe of the bank to ensure the protection of these trees in the future. The applicant has also proposed that development of the site will also include the planting of new trees within site. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network and make a positive contribution to nature recovery. • 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. • There are considered to be no significant effects on this SA Objective The proposed development for the site has indicated as part of the ongoing planning application that trees subject to a group tree protection order within the site will be retained and protected and additional green infrastructure will be provided.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1013/1110 Name: Farningham Road, Jarvis Brook, Crowborough, TN6 2GF
		S	M	L	Overall	Commentary
SO9	BIODIVERSITY					• The Crowborough Country Park Local Nature Reserve (LNR) lies adjacent to the sites northern boundary and the northern part of the site lies within the Jarvis Brook Country park Local Wildlife Site (LWS). • The woodland which forms the northern part of the site is priority habitat deciduous woodland. This is also protected by a group Tree Protection Order (TPO No 29, 198). • There are no irreplaceable habitats within the site however, Clay Pit ancient woodland lies approx. 240m to the north of the site and has connectivity through Jarvis Brook Country Park LWS and Crowborough Country Park LNR to the site. • The site is not within a Biodiversity Opportunity Area (BOA). • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • The site is also within the 7km zone of Ashdown Forest SPA and will therefore require mitigation in the form of contributions to SANG and SAMM provision. • The ongoing planning application for the site (WD/2023/0729/DC) has confirmed that the woodland within the northern part of the site subject to a group TPO will be retained as part of the proposed development. The proposed development includes protective fencing at the toe of the bank to ensure the protection of these trees in the future. The applicant has also proposed that development of the site will also include the planting of new trees within site. • The ecology report submitted as part of the planning application indicates that enhancements to biodiversity will be provided in the form of hedgehog highways, log piles, scrub planting, bat boxes and bird boxes. • There are considered to be minor negative effects on this SA Objective. The site would involve the loss of greenfield land adjacent a priority habitat and LWS. However, the proposed development for the site indicates that important woodland within the site will be protected and a number of biodiversity enhancements and mitigations measures will also be implemented.
SO10	LANDSCAPE & TOWNSCAPE					• Given its urban location, this site was not individually assessed within the 2023 Landscape Sensitivity Assessment. The southern part of the site, adjacent to the existing business park is considered to be less sensitive to development. The northern part of the

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1013/1110 Name: Farningham Road, Jarvis Brook, Crowborough, TN6 2GF
		S	M	L	Overall	Commentary
						site comprising trees protected by the group TPO is considered to be more sensitive as they lie within the Jarvis Brook Country Park (LWS). • The site's topography is one that steeply climbs from southeast to northwest (towards Mount Pleasant). • The site sits adjacent to the Farningham Road Industrial Estate being bound by existing employment units to the south and east within Courtwell Business Park. Existing residential development lies to the north and west of the site. Its development for employment use would be a logical extension of the existing industrial estate and be seen within that context. • However, given the presence of the LWS and LNR and lack of details on the proposed scheme at this time, the effects are considered uncertain on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a Conservation Area, there are no listed buildings on site or in the vicinity of the site and it is outside of any Archaeological Notification Area (ANA) and therefore there is no significant effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site does not have existing vehicular access. • However, the site can be accessed via existing footpaths located along Farningham Road and within the business park. • The nearest bus stops lie 350m to the east of the site on Farningham Road, and there is safe pedestrian access via existing footpaths. • Bus journeys to Crowborough High Street take approx. 7-minutes.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1013/1110 Name: Farningham Road, Jarvis Brook, Crowborough, TN6 2GF
		S	M	L	Overall	Commentary
						• The site is within a 40-minute walk of Crowborough High Street and has good pedestrian access via existing footpaths. However, the site is closer to services and facilities in Jarvis Brook, including a Tesco, an 11-minute walk. • The train station can be reached on foot via existing footpaths along Farningham Road and takes approx. 3 mins to walk. • Crowborough Footpath 12 runs east to west along the northern boundary of the site and connects to Farningham Road • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be minor positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Crowborough High Street by public transport and the train station on foot.
SO14	HOUSING					• Given that the site is proposed for employment use only, there will be no significant effect on this SA Objective.
SO15	HEALTH & WELLBEING					• Given that the site is proposed for employment use only, there will be no significant effect on this SA Objective.
SO16	QUALITY OF LIFE & PLACE					• Given that the site is proposed for employment use only, there will be no significant effect on this SA Objective.
SO17	SOCIAL DEPRIVATION					• Given that the site is proposed for employment use only, there will be no significant effect on this SA Objective.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for employment use within an area (Courtwell Business Park) identified in the Council's latest Economic Needs Assessment (2022) as having a good environment with adequate accessibility and with reasonable quality stock. The Assessment confirms that this area should be protected and retained for employment uses.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1013/1110 Name: Farningham Road, Jarvis Brook, Crowborough, TN6 2GF
		S	M	L	Overall	Commentary
						• Therefore, the development of this site for employment uses would have a major positive effect on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• Given that the site is proposed for employment use only, there will be no significant effect on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • However, given that the site is proposed for employment use only, there will be no significant effect on this SA Objective

SUMMARY OF RESULTS:	Site No: 1013/1110 Name: Farningham Road, Jarvis Brook, Crowborough, TN6 2GF																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located within the existing urban area of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Crowborough. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has access to public transport. The site is well integrated into the existing settlement and development would have a minimal impact on the landscape and townscape, although it is acknowledged that development would mean the loss of an informal amenity space. **Major positive effects: SO18 Economy & Employment** The proposed development would provide employment floorspace within an existing employment area (Courtwell Business Park) identified as an area to retain and protect for employment uses. **Minor positive effects: SO3 Flood risk and SO13 Sustainable Travel & Accessibility** The site is in Flood Zone 1 and not at risk of surface water flooding. Therefore, the proposed development is suitable for the flood zone identified. Part of the east of the site is within an area of groundwater concern so further investigations would be required. The site is within 350m of bus stops, and these are accessible via existing footpaths with journey times to Crowborough High Street of approx. 7-minutes. The train station is also accessible on foot via existing footpaths (approx. a 3-minute walk). **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO5 Soil, Land and Minerals;SO6 Waste and SO9 Biodiversity** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. There are considered to be minor negative effects on this SA Objective. The site would involve the loss of greenfield land adjacent a priority habitat and LWS. However, the proposed development for the site indicates that important woodland within the site will be protected and a number of biodiversity enhancements and mitigations measures will also be implemented.

	No significant effect: SO7 Pollution; SO8 Green & Blue Infrastructure; SO11 Historic & Cultural Heritage; SO14 Housing; SO15 Health & Wellbeing; SO16 Quality of Life and Place; SO17 Social Deprivation; SO19 Town & Village Centre and SO20 Education & Skills The type of proposed development and the site's location means no significant effects on these SA Objectives. The ongoing planning application has proposed a number of mitigation and enhancement methods to limit the impacts of development upon green and blue infrastructure. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation for employment development. Whilst the site is considered suitable for employment purposes, it is not considered that the site requires allocation. The principle for employment development already exists for this site as it is located within the Farningham Road Industrial Estate and development of this site would be in keeping with neighbouring land uses to the south and east. Furthermore, the site is subject to an ongoing planning application for the erection of one or more commercial buildings, which has been recommended for approval under planning reference WD/2023/0729/DC.

SHELAA Ref: 1026/1110 **SITE:** Land at Beechenwood Farm, Crowborough

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1026/1110 Name: Land at Beechenwood Farm, Crowborough, TN6 2UT
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises a residential dwelling and garden, agricultural land and agricultural barns. • The site is 8.26ha in size and proposed 120-150 (net) dwellings, 1.79ha of green infrastructure and a potential Suitable Alternative Natural Green Space (SANGS) on site. • Crowborough is classed as a sustainable settlement within the settlement hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • The nearest bus stops lie 550m to the west of the site on Ghyll Road. The nearest train station is Crowborough, and this lies approximately 2.8km to the south-east of the site. • Both the bus stops and train station can be accessed by existing pedestrian footpaths and the site can be accessed via existing footpaths along Pleasant View Road. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and within close proximity to sustainable transport. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1026/1110 Name: Land at Beechenwood Farm, Crowborough, TN6 2UT
		S	M	L	Overall	Commentary
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no risk of surface water flooding within the site. • The site is a mix of brownfield and greenfield land with some areas of impermeable surfacing. • The intensification of Development will introduce further areas of impermeable surfaces which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. However, the site is also proposing green infrastructure but details as to what this is are lacking at this time. • Measures to deal with surface water runoff will be required as rainfall is likely to increase with climate change. Part of the green infrastructure provision proposed could encompass SuDS. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no risk of surface water flooding within the site. • The site is not within an area of groundwater concern. • The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided in terms of managing surface water runoff. This could form part of the green infrastructure provision being proposed. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1026/1110 Name: Land at Beechenwood Farm, Crowborough, TN6 2UT
		S	M	L	Overall	Commentary
						• Given the site is not at risk of fluvial or surface water flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will significantly increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity. Therefore, potential for water pollution is minimal. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is partly agricultural land but not classified within the Agricultural Land Classification system (ALC) • The site is not safeguarded for waste or minerals operations. • The site is part brownfield and part greenfield. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1026/1110 Name: Land at Beechenwood Farm, Crowborough, TN6 2UT
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site lies at the northern periphery of Crowborough, to the rear of existing residential development, and is within an area that is considered to be somewhat bright by CPREs light pollution mapping. Development of this scale is likely to introduce light pollution however, it is considered that suitable mitigation can be implemented to reduce any impacts. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and occupation, with a potential increase in air pollution, however any negative effects from construction are likely to be in the short to medium term. • The site has access to bus stops within 550m and has good pedestrian access via existing footpaths. This provides a viable alternative mode of transport for future residents to using their car, which could help reduce air pollution. • However, given the scale of development proposed, a degree of car use is likely to remain with the potential to impact on air pollution.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1026/1110 Name: Land at Beechenwood Farm, Crowborough, TN6 2UT
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. Given the sites proximity and pedestrian access to sustainable transport, minor positive effects are expected in relation to air pollution in the longer term.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are a number of significant trees and hedgerows located within the site and along the site boundaries. There are also a number of mature tree/hedgerow belts located along field boundaries within the site. These contribute to the site's green infrastructure network as well as that of the wider area and prove excellent wildlife corridors and stepping stones to the wider area, including Beechen Wood ancient woodland which adjoins part of the sites north-eastern boundary. • Development would need to seek to retain and enhance the trees and hedgerows and provide a suitable buffer to the ancient woodland to maintain and enhance the green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network and make a positive contribution to nature recovery. • The proposal is looking to provide 1.79ha of green infrastructure which will have a positive effect on this SA objective although details as to the type of provision are currently lacking. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • Given the proposal for provision of green infrastructure and a potential SANG on site, minor positive effects are expected on this SA Objective at this time due to the lack of scheme details.
SO9	BIODIVERSITY					• Beechem Wood Ancient Woodland lies adjacent to the site's north-eastern boundary. This would require a suitable and appropriate buffer from any development.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1026/1110 Name: Land at Beechenwood Farm, Crowborough, TN6 2UT
		S	M	L	Overall	Commentary
						• There are no designated biodiversity sites within the site or in proximity to the site. • The site is not within a BOA. • The trees and hedgerows provide excellent wildlife corridors and stepping stones to the wider area, including Beechen Wood, and contribute toward the site's biodiversity. Development should seek to retain and protect the existing boundary and on-site vegetation. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • The proposal is seeking to provide 1.79ha of green infrastructure and a potential SANG on site which should positively impact on biodiversity. • Other policies within the Local Plan will address the protection and enhancement of biodiversity, as well as the requirement to provide at least 20% BNG together with the retention and protection of trees, woodlands and hedgerows. Development would need to be in compliance with the relevant polices. • There could be minor negative effects ion the short term, however over the longer term as the green infrastructure measures become established together with the BNG requirement, minor positive effects are expected on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• The site is within the Crowborough North assessment unit of the 2023 Landscape Sensitivity Assessment, which states that this area is of moderate to high landscape sensitivity to residential development due to its location within the High Weald National Landscape, the elevated position of the site within the landscape and the wooded backdrop it provides to Crowborough's settlement edge, which are all evident for this site. • The land drops steeply from Pleasant View Road northwards and therefore any development would be relatively exposed to longer distance views. • As the site is wholly within the High Weald National Landscape and given its prominent location and visibility within the wider landscape, it is considered that impacts would be major negative on this SA Objective as development would be out of keeping with the general rural character and appearance of the countryside to the north of Crowborough.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1026/1110 Name: Land at Beechenwood Farm, Crowborough, TN6 2UT
		S	M	L	Overall	Commentary
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a Conservation Area, there are no listed buildings on site or in the vicinity of the site and it is outside of any Archaeological Notification Area (ANA) and therefore there is no significant effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The residential dwelling included within the site has an existing vehicular access from Pleasant View Road to the south and there is an additional vehicular access at the south-eastern corner of the site via Pilmer Road. • The site can be accessed via existing footpaths located along Pleasant View Road, however there are no existing footpaths located on Pilmer Road. • The nearest bus stops lie approximately 550m (approx. a 7-minute walk) to the west of the site on Ghyll Road and there is safe pedestrian access via existing footpaths. • The site is within a 12-minute walk of Crowborough High Street and has good pedestrian access via existing footpaths along London Road • The train station can be reached by bus from Crowborough High Street with a journey time of 7-minutes. • Crowborough Footpath 32 and Rotherfield Footpath 70b run north to south along the sites eastern boundary however development shouldn't have an impact on these. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be minor positive given the proximity of the site to the bus stops and the existing pedestrian access but acknowledging that these do not provide a frequent bus service to Crowborough High Street.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1026/1110 Name: Land at Beechenwood Farm, Crowborough, TN6 2UT
		S	M	L	Overall	Commentary
						• However, the site is within a 12-minute walk of the High Street, along safe existing footpaths, where there are regular bus services including to the train station.
SO14	HOUSING					• The proposed development of 120-150 homes will significantly contribute to the Council's housing need. This will be further enhanced by the provision of affordable homes, Lifetime homes and/or self-build/custom homes, but specific details are lacking. • However, given the size of the site, significant provision should be possible. • Therefore, major positive effects are expected on this SA Objective.
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as part of any development as it is proposed for more than 10 (net) dwellings. • The nearest health services are at Saxonbury House Medical Group, approx. 1 mile to the south-east of the site. This can be reached via the bus service from Crowborough High Street with a journey time of 2 minutes and a half hourly service frequency during the week. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Crowborough. However, a development of this scale will have some impact on GP capacity, and this would need to be investigated further. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within Crowborough Parish. It also prioritises exploring opportunities to expand existing provision to cater for a wider range of age ranges at sites such as Adam Close Play Area (this site). • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is no deficiency in provision of sports pitches within the Parish however it does make recommendations that pitches and facilities are protected and enhanced for quality purposes. • The site is not a designated Local Green Space nor is it a formal recreational or play space. • However, it is proposing the provision of a SANG on site which would provide recreational opportunities for future residents that could improve health and wellbeing.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1026/1110 Name: Land at Beechenwood Farm, Crowborough, TN6 2UT
		S	M	L	Overall	Commentary
						• Given the size of the site and the potential provision of a SANG and green infrastructure, minor positive effects are expected on this SA Objective at this time as further details on this provision are required.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • However, the proposed development is seeking to provide onsite SANG and green infrastructure which will have a positive impact on the quality of life and place for future residents of the site. • 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. • Minor positive effects are expected on this SA Objective.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is close to services and facilities within Crowborough and is within a short walking distance of the High Street.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1026/1110 Name: Land at Beechenwood Farm, Crowborough, TN6 2UT
		S	M	L	Overall	Commentary
						• Given the scale of the proposed development and the sites proximity to the services and facilities in Crowborough, a major positive effect is expected on this SA Objective.
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 nursery is 0.2 miles (a 5-min walk) to the east of the site, and this is accessible on foot via existing footpaths. • Further primary, secondary and college provision is located within Crowborough. • 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. • East Sussex County Council is currently considering options for creating additional special school places at Grove Park School in Crowborough. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the longer term a development of this size may place pressure on education infrastructure and further investigation will be required. Therefore, effects are considered uncertain at this time over the longer term.

SUMMARY OF RESULTS:	Site No: 1026/1110 Name: Land at Beechenwood Farm, Crowborough, TN6 2UT																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located at the northern periphery of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary, to the rear of existing residential development. The site adjoins the proposed development boundary for Crowborough. The site does conform with the overall spatial strategy for development within Wealden as a whole as it is a suitable walking distance of a sustainable settlement and has access to public transport. **Major positive effects: SO3 Flood risk; SO14 Housing and SO19 Town & Village Centre** The site is in Flood Zone 1 and not at risk of surface water or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. The proposed development would provide a significant contribution to the district housing need, and this will be enhanced through the provision of affordable and other social housing. The site is close to services and facilities within Crowborough and is within a short walking distance of the High Street giving future residents access to the town centre. **Minor positive effects: SO7 Pollution; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO13 Sustainable Travel & Accessibility; SO15 Health & Wellbeing and SO16 Quality of Life and Place.** Any negative effects on air pollution from constriction will be short to medium terms and given the sites close proximity to the High Street, and within a short walking distance via existing footpaths, air pollution should be minimal. The site is also within a slightly brighter area of the district and whilst the scale of development could introduce light pollution, it is considered this can be suitably mitigated. The proposal includes 1.79ha of green infrastructure and an on-site SANG although details on exact provision are lacking at the moment. This should positively impact on green infrastructure and biodiversity in the long term as well as people's health and wellbeing and quality of life. The site is within 550m of bus stops, and these are accessible via existing footpaths. The High Street is also accessible within a 12-minute walk via existing footpaths along London Road and the train station can be reached via a short bus journey. **Major negative effects: SO10 Landscape & Townscape**

	The site is wholly within the High Weald National Landscape and given its prominent location and visibility within the wider landscape any development would be highly visible and would be out of keeping with the general rural character and appearance of the countryside to the north of Crowborough. This would represent a large-scale development within the High Weald National Landscape Area, and it is unclear if mitigation could be achieved given the sites prominent position and topography. **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. **No significant effect: SO11 Historic & Cultural Heritage and SO18 Economy & Employment** The lack of heritage assets within the site or surrounding area and the type of development proposed means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation as given its location within the High Weald National Landscape, prominent location and visibility within the wider landscape any development would be highly visible and would be out of keeping with the general rural character and appearance of the countryside to the north of Crowborough. This would represent a large-scale development within the High Weald National Landscape Area, and it is unclear if mitigation could be achieved given the sites prominent position and topography

SHELAA Ref: 1067/1110 **SITE:** Land East of Southview Close, Crowborough

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1067/1110 Name: Land east of Southview Close, Crowborough, TN6 1HH
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a former children's care home. • The site is 0.45ha in size and proposed for residential development of 41 (net) dwellings of which 30 (net) dwellings will be for older people's housing. • Crowborough is assed as a sustainable settlement within the settlement hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • The nearest bus stop lies 100m to the west of the site on South View Road. The nearest train station is Crowborough, and this lies approximately 2km to the south east of the site. • Both the bus stop and train station can be accessed by existing pedestrian footpaths and the site can be accessed via existing footpaths along South View Close. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and with very close proximity to sustainable transport. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1067/1110 Name: Land east of Southview Close, Crowborough, TN6 1HH
		S	M	L	Overall	Commentary
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no risk of surface water flooding. • The site is brownfield land and has existing areas of impermeable surfacing. Development could reduce these areas or increase them. • Measures to deal with surface water runoff will be required as rainfall is likely to increase with climate change. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no risk of surface water flooding. • The site is not within an area of groundwater concern. • The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided in terms of managing surface water runoff. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial, groundwater or surface water flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes as residents and property would not be at risk.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1067/1110 Name: Land east of Southview Close, Crowborough, TN6 1HH
		S	M	L	Overall	Commentary
						• There are no watercourses within the site or in close proximity. Therefore, potential for water pollution is minimal. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is not agricultural land. • The site is not safeguarded for waster or minerals operations. • The site is a brownfield site, and its proposed development represents an efficient use of land. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1067/1110 Name: Land east of Southview Close, Crowborough, TN6 1HH
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is within the existing built form of Crowborough, and it is unlikely there will be any impacts from light pollution. However, any development would still need to minimise external lighting and be in compliance with other Local Plan policies on this. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The site has access to a bus stop 100m to the west and has good pedestrian access via existing footpaths. This provides a viable alternative mode of transport for future residents to using their car, which could help reduce air pollution. • The site is also within a 15-minute walk of Crowborough High Street, via South View Close and Croft Road. • Given the site's proximity to public transport and relatively short walking distance to Crowborough High Street, it is considered unlikely that development will result in significantly increased traffic or congestion on the road. • There are no sources of noise pollution affecting the site. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. However, over the longer term, given the location close to sustainable transport and the High Street, it is considered there will be no significant effect on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1067/1110 Name: Land east of Southview Close, Crowborough, TN6 1HH
		S	M	L	Overall	Commentary
SO8	GREEN & BLUE INFRASTRUCTURE					• There are a number of mature trees and hedgerows located along the eastern and southern boundary of the site, however as the site is within the built-up area, there is no connection to the wider green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which could contribute to the green and blue infrastructure network and make a positive contribution to nature recovery. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • Given the location of the site within the existing built-up area of Crowborough, it is considered there would be no significant effects on this SA Objective.
SO9	BIODIVERSITY					• There are no designated biodiversity sites, Priority Habitats or irreplaceable habitats within the site or in close proximity. Development of the site will not impact on any of them. • The site is not within a Biodiversity Opportunity Area (BOA). • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • The mature trees and hedgerows on the eastern and southern boundaries of the site make a small contribution to the site's biodiversity. Development would need to seek to retain and enhance these features for biodiversity, particularly the trees along the eastern boundary which are subject to a group TPO (No 5, 1988). • The site is within the 7km zone of Ashdown Forest SPA and will therefore require mitigation in the form of contributions to SANG and SAMM provision. • The effect on this SA Objective is considered to be uncertain, as much will depend on the mitigation measures implemented alongside any development.
SO10	LANDSCAPE & TOWNSCAPE					• This site was not individually assessed within the 2023 Landscape Sensitivity Assessment as it lies within the built form of Crowborough.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1067/1110 Name: Land east of Southview Close, Crowborough, TN6 1HH
		S	M	L	Overall	Commentary
						• Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• Given that there are no listed buildings or other heritage assets in the vicinity of the site and that it is not within a Conservation Area, no significant effect is expected on this SA Objective
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site benefits from an existing vehicular access from South View Close to the west, although this would need upgrading to serve any increase in development and the potential widening of the existing road to serve the quantum of development envisioned on the site. • The site can be accessed via existing footpaths located along Southview Close. • The nearest bus stop lies 100m top the west of the site, and there is safe pedestrian access via existing footpaths. • Bus services into Crowborough High Street and its amenities run every 15 mins from the stop on Southview Close, with a journey time of approx. 7-minutes. • The train station can be reached via the bus service, and this takes approx. 8-minutes from the bus stop on Montargis Way, which is a 13-minute walk from the site (to the east. • It is around a 17-minute walk to Crowborough High Street, albeit this is uphill. • There is no PRoW within the site. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1067/1110 Name: Land east of Southview Close, Crowborough, TN6 1HH
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is considered to be major positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Crowborough High Street and the train station.
SO14	HOUSING					• The site is proposing 41 (net) dwellings of which 30 (net) dwellings will be for older persons housing. This will make a contribution to meeting the district's housing need with a sustainable and accessible location. • 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 and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as it is for more than 10 (net) dwellings. • The nearest health services are at Saxonbury House Medical Group, approx. 0.5 miles (a 10-minute walk) to the north of the site. This can be reached on foot via existing footpaths along Southview Close and Croft Road. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Crowborough. The development of this site may have some impact on GP capacity, but it is considered that this would be minimal. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within Crowborough Parish. It also prioritises exploring opportunities to expand existing provision to cater for a wider range of age ranges at sites such as Adam Close Play Area (this site). • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is no deficiency in provision of sports pitches within the Parish however it does make recommendations that pitches and facilities are protected and enhanced for quality purposes. • The site is not a designated Local Green Space nor is it a formal recreational or play space. • The site is not proposing improvements to sport and recreation provision or to health service provision.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1067/1110 Name: Land east of Southview Close, Crowborough, TN6 1HH
		S	M	L	Overall	Commentary
						• Given the proposed scale of development, it is considered there could be potential for contributions towards health and wellbeing improvements and the site is within a short walk of the nearest health facilities so effects on this SA Objective are considered to be minor positive.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • However, the proposed development includes 30 (net) older persons dwellings, and these should contribute towards quality-of-life improvements for those occupants. • 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. • Given the site's location within the built-up area, it is considered there will be no significant impact on this SA Objective.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • However, the proposed development includes 30 (net) older persons dwellings, and these should contribute towards quality-of-life improvements for those occupants. • Due to the lack of detail over any affordable housing provision, but acknowledging the significant provision of older persons housing, effects on this SA Objective are considered uncertain at this time.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN &					• The site is not proposing any retail floorspace.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1067/1110 Name: Land east of Southview Close, Crowborough, TN6 1HH
		S	M	L	Overall	Commentary
	VILLAGE CENTRES					• The site does not contain any existing retail floorspace so there is no loss. • The site is close to services and facilities within Crowborough and has access to a frequent bus service to the High Street with short journey times. • However, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Crowborough will continue with or without this site.
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 nursery is 0.5 miles north-east of the site along Church Road. The nearest primary school is 0.6 miles to the northeast of the site, on Queens Road. Both are accessible via existing footpaths with walking times of approx. 11 minutes and 13 minutes each. • Further primary, secondary and college provision is located within Crowborough. • 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. • East Sussex County Council is currently considering options for creating additional special school places at Grove Park School in Crowborough. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective

SUMMARY OF RESULTS:	Site No: 1067/1110 Name: Land east of Southview Close, Crowborough, TN6 1HH																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located within the existing urban area of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Crowborough. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has GOOD access to public transport. The site is well integrated into the existing settlement and development would have a minimal impact on the landscape and townscape. **Major positive effects: SO3 Flood Risk and SO13 Travel & Accessibility** The site is in Flood Zone 1 and has no risk of surface water or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. The site has a bus stop 100m to the east and this is accessible via existing footpaths. The bus service is frequent and journey time to Crowborough High Street is approx. 7 mins. The train station is also accessible by bus with a journey time of approx. 8 mins. **Minor positive effects: SO14 Housing; SO15 Health & Wellbeing and SO16 Quality of Life & Place** The development of the site for housing will contribute to the district's housing need. The proposal is seeking to provide housing for older persons which will contribute towards improvements in health and wellbeing as well as quality of life for those future residents. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. **No significant effect: SO7 Pollution; SO8 Green and Blue Infrastructure; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills**

	The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 41 (net) dwellings, including 30 (net) dwellings for older people. Given the site has a gross site area of 0.45ha and a net site area of 0.38ha it is considered that the proposed quantum of development is too high a density and not appropriate for the location. The site is considered only to be appropriate for up to 8 (net) dwellings and has been proposed for allocation on this basis. The site benefits from close proximity to the existing services, facilities and public transport available within Crowborough and development would be well integrated into the existing settlement, having limited adverse landscape impacts in terms of its wider setting. The site as submitted would need further assessment to determine whether the existing vehicular access is suitable to serve further development, given the narrow alignment of Southview Close in this location, but there is potential to improve this. The site's eastern boundary is covered by mature trees, which are subject to a group TPO and should be retained as part of any development scheme. Any development will need to be carefully designed to ensure it reflects the existing built form of the surrounding locality and protects existing/future residential amenity of occupiers nearby.

SHELAA Ref: 1195/1110 **SITE:** Land West of Walsh Manor Farm, Nightingales, Crowborough

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1195/1110 Name: Land west of Walsh Manor Farm, Nightingales, Crowborough, TN6 3TF
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises grassland. • The site is 3.11ha in size and proposed for 75 (net) dwellings, including affordable, self-build and custom build housing. • The site lies to the south of Crowborough and adjacent to existing residential development in The Mallards, Kingfisher Drive and Adams Close. • Crowborough is classed as a sustainable settlement within the settlement hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • The site lies less than 200m from the nearest bus stop, which is on Alderbrook Way to the west of the site. Crowborough train station lies approx. 1.5km to the north-east of the site. • Both the bus stop and train station are in walking distance of the site and are accessible on foot via existing pedestrian footpaths. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site complies with the overall Spatial Strategy for the district as it is located within short distance of a sustainable settlement which can be accessed via public transport. • However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Hailsham, Eastbourne), increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1195/1110 Name: Land west of Walsh Manor Farm, Nightingales, Crowborough, TN6 3TF
		S	M	L	Overall	Commentary
						• All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is a risk of surface water flooding along the sites eastern boundary, associated with the watercourse to the south, which would require mitigation. • The site is greenfield currently and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is a risk of surface water flooding along the sites eastern boundary, associated with the watercourse to the south, however this is small and can be suitably mitigated. • The southern part of the site is within an area of groundwater concern and therefore further investigation would be required as part of any development as to potential flood risk. • However, the proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1195/1110 Name: Land west of Walsh Manor Farm, Nightingales, Crowborough, TN6 3TF
		S	M	L	Overall	Commentary
						• Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be minor positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • A watercourse flows east to west along the site's southern boundary and there could be the potential for development to result in the pollution of this watercourse through diffuse pollution and surface water runoff. Mitigation would be required. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is not classified as agricultural land. • The site is not safeguarded for waste or minerals operations. • The site is a greenfield site. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1195/1110 Name: Land west of Walsh Manor Farm, Nightingales, Crowborough, TN6 3TF
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• Whilst the site is adjacent to existing residential development, it is within an area classed as being 'darker' by CPREs light pollution mapping. Development on the scale proposed is likely to introduce light pollution. Mitigation measures would be required. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The site is less than 200m from the nearest bus stop (a 5-minute walk) and has good pedestrian access via existing footpaths. This provides a viable alternative mode of transport for future residents to using their car, which could help reduce air pollution. • Despite the proximity of the site to public transport, the scale of development is likely to result in a degree of increase in traffic and/or congestion on the road network. • There are no sources of noise pollution affecting the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1195/1110 Name: Land west of Walsh Manor Farm, Nightingales, Crowborough, TN6 3TF
		S	M	L	Overall	Commentary
						• The site is on the edge of existing built form and development is unlikely to adversely affect a tranquil area. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. Minor negative effects are expected over the longer term as despite the site being close to public transport the scale of development is still likely to result in an increase in cars on the road.
SO8	GREEN & BLUE INFRASTRUCTURE					• The significant trees and hedgerows located along the site boundaries provide very good wildlife corridors and steppingstones to the wider area, particularly to Walshes Park SANG to the south. These contribute to the green infrastructure of the site and the wider area. • Development would need to seek to retain and enhance the existing hedgerows and trees on the boundaries of the site to maintain and enhance the green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network and make a positive contribution to nature recovery. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • Due to the lack of details on scheme design including the impact on this SA Objective is considered to be uncertain at this time
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site or in close proximity. Development of the site is therefore unlikely to impact on any designated site. • Priority Habitat Deciduous Woodland is located along the site's eastern boundary and development could have an impact on this. A suitable and appropriate buffer would be required. • There are no irreplaceable habitats within the site or in close proximity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1195/1110 Name: Land west of Walsh Manor Farm, Nightingales, Crowborough, TN6 3TF
		S	M	L	Overall	Commentary
						• The site is not within a Biodiversity Opportunity Area (BOA). • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • There are significant trees and hedgerows located along the site boundaries which provide good wildlife corridors and stepping stones to the wider area, particularly to Walshes Park SANG to the south. Development would need to seek to retain and enhance these features for biodiversity. • No detailed scheme for the site has been put forward yet but development will need to follow the mitigation hierarchy of avoid, minimise, remediate and compensate. • The site is within the 7km zone of Ashdown Forest SPA and will therefore require mitigation in the form of contributions to SANG and SAMM provision. • The effect on this SA Objective is considered to be uncertain, as much will depend on the mitigation measures implemented alongside any development and in line with relevant Local Plan policies.
SO10	LANDSCAPE & TOWNSCAPE					• This site was not individually assessed within the 2023 Landscape Sensitivity Assessment. However, the site lies within the Crowborough South assessment unit, which is considered to have medium to high sensitivity to residential development, in part due to its location and intervisibility with the High Weald National Landscape and the wooded and rural backdrop to settlement edge of Crowborough that is evident at this site. • The High Weald National Landscape lies to the southwest of the site and development on the scale proposed could impact on the setting of the designated landscape. Mitigation would be required. • Given the fact there are no details as to the design and layout of proposed development but taking account of the size of the site, the impacts on this SA Objective are uncertain at this time. Landscape mitigation in line with relevant Local Plan policies may be able to offer suitable landscape mitigation. .
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no listed buildings within the site or in close proximity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1195/1110 Name: Land west of Walsh Manor Farm, Nightingales, Crowborough, TN6 3TF
		S	M	L	Overall	Commentary
						• An Archaeological Notification Area (ANA) known as Walsh Manor covers the whole site and a Scheduled Ancient Monument (Medieval Moat and pondbay associated with Walsh Manor) lies adjacent to the site and extends marginally into the south-east corner of the site. • Further investigations may be required into the potential effect on these assets, as new development in this location could impact this heritage asset. • Therefore, effects on this SA Objective are considered to be uncertain at this time.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is an existing vehicular access to the site via Nightingales (road), located at the northeastern corner of the site however this is considered unsuitable to serve the proposed quantum of development due to its narrow form. • The site may be able to achieve a vehicular access through the new development to the north of the site (Kingfisher Drive), but this would require third party land and the submission of a transport assessment to confirm whether the existing access would need to be upgraded. This would also require the reprovision of the existing Walshes Park Car Park. • The site may also be able to achieve a vehicular access via the land to the west that has also been assessed under 472/1110, although this has not been confirmed by the applicant. • The site is within 200m (a 5-minute walk) of bus stops on Alderbrook Way and there is safe pedestrian access to these via existing footpaths along Kingfisher Drive. • Bus services into Crowborough High Street and its amenities run every 30 mins, with a journey time from the stop on Alderbrook Way of 6-minutes.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1195/1110 Name: Land west of Walsh Manor Farm, Nightingales, Crowborough, TN6 3TF
		S	M	L	Overall	Commentary
						• The train station can be reached via the bus service via the High Street, and this takes approx. 24-minutes from the bus stop on Alderbrook Way. • It is around a 40-minute walk to Crowborough High Street. • Footpath 16a runs north to south along the sites eastern boundary however, development is unlikely to impact this. • There are no details as to any planned improvements to access at this time. • However, current public transport provision is very good with short journey times to the key services and facilities in Crowborough. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time despite the proximity of the site to the bus stops and the existing pedestrian access along Kingfisher Drive, because it is unclear whether vehicular access can be established.
SO14	HOUSING					• The proposed development is for 75 (net) dwellings, including provision of affordable homes and self-build/custom build homes in line with policy requirements. • This will make a significant contribution to the district's identified housing need within a sustainable settlement and with access to sustainable transport. • The impact on this SA Objective is expected to be a major positive effect making a positive contribution to meeting the district's housing needs, enhanced by the provision of affordable homes and self-build and custom build plots.
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as it is proposed for more than 10 (net) dwellings. • The nearest health services are at the Brook Health Centre in Jarvis Brook, approx. 1.6 miles to the east of the site. There is no direct public transport access however, this being via Crowborough High Street. • The Beacon Surgery in Crowborough is a 7 mins bus journey from Alderbrook Way. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Crowborough. Given the proposed scale of development for this site, it

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1195/1110 Name: Land west of Walsh Manor Farm, Nightingales, Crowborough, TN6 3TF
		S	M	L	Overall	Commentary
						will likely have an impact on GP capacity. Further work on health infrastructure may be required. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within Crowborough Parish. It also prioritises exploring opportunities to expand existing provision to cater for a wider range of age ranges at existing sites. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is no deficiency in provision of sports pitches within the Parish however it does make recommendations that pitches and facilities are protected and enhanced for quality purposes. • The site is not proposing improvements to sport and recreation provision or to health service provision. However, given its size and scale, contr8ibutions towards such provision are likely to be achieved. • Given the lack of details on the proposal aside form housing numbers, the effects on this SA Objective are considered to be uncertain at this time.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • However, the proposal includes affordable housing provision which could contribute to improving occupants quality of life. • Other Local Plan policies will address matters of design and quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the layout or design of the site, at the moment, but taking account of the affordable housing provision, the effect on this SA Objective is considered to be minor positive in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• The proposed development seeks to provide an element of affordable housing and self-build/custom build houses, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1195/1110 Name: Land west of Walsh Manor Farm, Nightingales, Crowborough, TN6 3TF
		S	M	L	Overall	Commentary
						• Given that the proposed development includes affordable housing and self-build/custom build houses, minor positive effects are expected on this SA Objective.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is close to services and facilities within Jarvis Brook and Crowborough. Crowborough is more accessible via public transport. • However, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Crowborough will continue with or without this site
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 Jarvis Brook Primary School, 0.8 miles east of the site, approx. a 16-minute walk via Walshes Road, although there is only a narrow footpath on the south side of the road. Access would likely be via private car. • Further primary, secondary and college provision is located within Crowborough. • 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. • East Sussex County Council is currently considering options for creating additional special school places at Grove Park School in Crowborough. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	Site No: 1195/1110 Name: Land west of Walsh Manor Farm, Nightingales, Crowborough, TN6 3TF																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the southern edge of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies adjacent to the proposed development boundary for Crowborough. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within reach via public transport of services and facilities within a sustainable settlement. **Major positive effects: SO14 Housing** Development of the site for housing will contribute to the district's housing need and this is enhanced by the proposed provision of affordable and self-build/custom-build homes in line with relevant Local Plan policies. **Minor positive effects: SO3 Flood Risk; SO16 Quality of Life & Place and SO17 Social Deprivation** The site is in Flood Zone 1 and there is only a small risk of surface water flooding along the eastern boundary which could be suitably mitigated through the provision of SuDS. Parts of the site are within an area of groundwater concern, and this would require further consideration / investigation to ensure development would not be at risk from groundwater flooding. Notwithstanding this, the proposed development is suitable for the flood zone identified. The provision of affordable and self-build/custom build homes will contribute to improving future occupants quality of life as well as address issued of social deprivation. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO7 Pollution** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. The presence of a watercourse along the sites southern boundary presents the possibility of water pollution from surface water runoff. The scale of the proposed development could also introduce significant light pollution, although the application of Local Plan policies should mitigate any negative impact on both. **No significant effect: SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills**

	The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation as development for this scale of housing would require the provision of a new vehicular access via third party land and there is no agreement to this coming forward. Development would also likely have an adverse impact on the setting of the High Weald National Landscape and Washes Park SANG to the south. Gaining a suitable access to the site would also require the reprovision of the Walshes Park Car Park adjacent the sites northwestern boundary which is not considered acceptable.

SHELAA Ref: 1214/1110 **SITE:** Land at The Orchard, Green Lane, Crowborough

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1214/1110 Name: Land at The Orchard, Green Lane, Crowborough TN21 8NF
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises a paddock. • The site is 1.72ha in size and proposed for residential development by the applicant. • The site lies on the north-eastern periphery of Crowborough. • Crowborough is classed as a sustainable settlement within the settlement hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • The site lies within 400m of the nearest bus stop, Green Lane North, to the east, however there is no pedestrian connectivity to it at present. • Crowborough train station is approx. 1 mile south however access to the station is likely to be via private car. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site does not comply with the overall spatial strategy for the district as it is outside any sustainable settlement and does not have access via sustainable transport modes to a sustainable settlement (Crowborough). • Development of the site is likely to result some cars use to reach other settlements (i.e. Hailsham, Eastbourne), increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1214/1110 Name: Land at The Orchard, Green Lane, Crowborough TN21 8NF
		S	M	L	Overall	Commentary
						to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no risk of surface water flooding. • This is a greenfield site and development on the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is no risk of surface water flooding. • The site is not within an area of groundwater concern. • The proposed development of the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce further impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of flooding from any source, and that policies within the plan will provide for suitable management of surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1214/1110 Name: Land at The Orchard, Green Lane, Crowborough TN21 8NF
		S	M	L	Overall	Commentary
						• Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or the immediate vicinity. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is not classified as agricultural land. • The site is not safeguarded for waste or minerals operations. • The site is a greenfield site. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction / erosion as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1214/1110 Name: Land at The Orchard, Green Lane, Crowborough TN21 8NF
		S	M	L	Overall	Commentary
						• Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is within an area classed as being 'darker' by CPREs light pollution mapping. Development on the scale proposed could introduce light pollution, although measures in line with other local plan policies should mitigate this. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The site is within 400m of the nearest bus stop but there is no pedestrian connectivity to it. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. In the longer term, effects are considered to be uncertain due to the lack of details for the scheme.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are some trees and hedgerows (some mature) along the site boundaries which contribute to the green infrastructure network and provide good wildlife corridors and stepping stones to the wider area, particularly the woodland to the east of the site (Limekiln Wood Ancient Woodland)

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1214/1110 Name: Land at The Orchard, Green Lane, Crowborough TN21 8NF
		S	M	L	Overall	Commentary
						• Development should seek to retain and protect the existing trees to maintain and enhance the green infrastructure network of the site and wider area. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the sites' green and blue infrastructure network and make a positive contribution to nature recovery. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • Due to the lack of detail for the site, effects are uncertain at this stage.
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site or the immediate vicinity. Development of the site will not impact on any designated site. • The site is not within a Biodiversity Opportunity Area (BOA). • Priority Habitat Traditional Orchard is present in a parcel of land to the northeast of the site. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • Development would need to seek to retain and enhance the existing trees and hedgerows for biodiversity. • No detailed scheme for the site has been put forward yet but development will need to follow the mitigation hierarchy of avoid, minimise, remediate and compensate. • The site is within the 7km zone of Ashdown Forest SPA and will therefore require a Habitats Regulation Assessment and appropriate mitigation in the form of contributions to SANG and SAMM provision. • Given the lack of detail as to the scheme design, the effects on this SA Objective are considered to be uncertain at this time.
SO10	LANDSCAPE & TOWNSCAPE					• The site is considered to have moderate to high landscape sensitivity to development within the 2023 Landscape Sensitivity Assessment, in part due to its location within the High Weald National Landscape and the elevated position of the site within this location.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1214/1110 Name: Land at The Orchard, Green Lane, Crowborough TN21 8NF
		S	M	L	Overall	Commentary
						• Due to the elevated nature of the site, development here would be highly visible and have an adverse impact on the wider landscape, albeit the development of site 250/1110 to the south of the site will alter the character of the area. • Therefore, minor negative effects are expected on this SA Objective, taking account of the development permitted on Site 250/1110.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no heritage assets within the site. • No significant effects are expected on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site as currently submitted, does not have a suitable vehicular/pedestrian access and there are currently no means to do this without third party land from the approved planning permission (Site 250/1110). The current access is via a narrow track to Green Lane, which is also a PRoW, and is unsuitable to serve a residential development. • Green Lane has a footpath either side of the road that connect the area to the local settlement. • Whilst the site is within 400m of a bus stop, there is no pedestrian connectivity to it from the site. • Given the above, the effects are considered to be minor negative on this SA Objective.
SO14	HOUSING					• The proposed development is for residential development although no housing numbers have been proposed. • Whilst this would make a contribution to the district's identified housing need, the site is in an unsustainable location due to access constraints that are unlikely to be overcome without third party land.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1214/1110 Name: Land at The Orchard, Green Lane, Crowborough TN21 8NF
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is considered to be uncertain at this time, although if access can be achieved then this would be a minor positive effect making a positive contribution to meeting the district's housing needs, which could be enhanced with the provision of affordable homes.
SO15	HEALTH & WELLBEING					• The site may require a Health Impact Assessment if it is proposed for more than 10 (net) dwellings. • The nearest health services are at Beacon Surgery approx. 1.2 miles to the south-west of the site. • The surgery is accessible via the bus service with a journey time of approx. 10-minute however there is no pedestrian connectivity to the bus stop from the site. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Crowborough. Given the proposed scale of development for this site, it is unlikely to have a significant impact on GP capacity. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within Crowborough Parish. It also prioritises exploring opportunities to expand existing provision to cater for a wider range of age ranges at existing sites. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is no deficiency in provision of sports pitches within the Parish however it does make recommendations that pitches and facilities are protected and enhanced for quality purposes. • The site is not proposing improvements to sport and recreation provision or to health service provision. Given its size and scale, contributions towards such provision are unlikely to be achieved. • Given the lack of details on the proposal aside from housing numbers the effect on this SA Objective is considered to be uncertain
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1214/1110 Name: Land at The Orchard, Green Lane, Crowborough TN21 8NF
		S	M	L	Overall	Commentary
						• Other Local Plan policies will address matters of design and quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the layout or design of the site, at the moment, the effect on this SA Objective is considered to be uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • With no details in terms of the housing type, layout or design of the site, the effect on this SA Objective is considered to be uncertain in relation to addressing social deprivation.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • However, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Crowborough will continue with or without this site
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 St Mary's Catholic Primary School, approx. 1.8 miles south of the site. The school can be accessed via bus services and walking (approx. 20-minute journey) although it is most likely this would be via private car. • Further primary, secondary and college provision is located within Crowborough, with Beacon Academy 6th Form approx. 0.8 miles from the site (an approx. 19-minute walk via Green Lane).

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1214/1110 Name: Land at The Orchard, Green Lane, Crowborough TN21 8NF
		S	M	L	Overall	Commentary
						• Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • East Sussex County Council is currently considering options for creating additional special school places at Grove Park School in Crowborough. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	Site No: 1214/1110 Name: Land at The Orchard, Green Lane, Crowborough, TN21 8NF																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site lies outside of the proposed development boundary for Crowborough. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the periphery of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies outside of the proposed development boundary. The site does not therefore conform with the overall spatial strategy for development within Wealden as a whole. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. **Minor positive effects:** None **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO10 Landscape and Townscape andSO13 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 impact. The site is classed as having moderate to high sensitivity to development and would result in the loss of land within the High Weald National Landscape, as well as any development being highly visible due to the sites elevated position. The site is close to a bus stop however the site's existing access is unsuitable for residential development and cannot demonstrate an achievable suitable vehicle / pedestrian / cycle access without the use of third-party land from the approved planning permission to the south (Site 250/1110). At this time, it is unclear whether this could be secured. **No significant effect: SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.

Selected / Rejected for allocation	The site is not taken forward for allocation. The site is wholly within the High Weald National Landscape and development would be highly visible within the wider landscape given it's topography and elevated position. Development would have a significant adverse impact upon the rural setting and character of the countryside to the northeast of Crowborough, despite the approved residential development to the south of the site altering the character of the area. Furthermore, the sites existing access is unsuitable for residential development and cannot demonstrate an achievable suitable vehicle / pedestrian / cycle access without the use of third-party land from the approved planning permission to the south (Site 250/1110) and it is unclear whether this would be achievable.