Appendix A11g Parish: East Hoathly with Halland

SHELAA Ref: 154/1950 **SITE:** Land off South Street, East Hoathly

SUSTAINABILITY OBJECTIVE		Effects				Site No: 154/1950 Name: Land off South Street, East Hoathly
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site currently comprises greenfield land in agricultural use. There is a former stable block located within the northwestern corner of the site, however, this is no longer in use. • The site is 1.38ha in size. The applicant proposed 30 (net) dwellings as part of the SHELAA process, however, there is currently an ongoing outline planning application on the site for 20 (net) dwellings. The site was also recently refused outline planning permission for 28 (net) dwellings under planning reference WD/2018/2741/MAO. • The site lies at the southern periphery of East Hoathly. • The site is within 150m of public transport in the form of bus services, which offers services to Uckfield, Hailsham and Eastbourne. These can be accessed via the existing footpaths located on South Street. • The site is located approximately 7km from the nearest train station in Uckfield, which offers services to London and Crowborough. The site is located approximately 6.5km from the nearest train station in Uckfield, which offers services to London and Crowborough. This sustainable form of public transport cannot be accessed via pedestrian footpaths; however, the frequent bus service does provide some connection to the train station. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The ongoing planning application for the site is proposing a range of measures to deliver net zero development including the use of photovoltaic panels and air source heat pumps. • East Hoathly is classed as a sustainable settlement within the Settlement Hierarchy and contains the services and facilities required to support development. The bus services within the settlement offer a frequent and sustainable mode of transport for people to access higher order settlements with more services and facilities.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 154/1950 Name: Land off South Street, East Hoathly
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						• The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement. • However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Uckfield and Hailsham), increasing emissions. Although the current proposal is providing mitigation measures to address this including the provision of cycle parking and an electric vehicle charging point for each dwelling. • 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 also no risk of surface water flooding within the site. • The site is greenfield currently and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. The Flood Risk Assessment submitted as part of the planning application does indicated that the surface water flood will be addressed via mitigation by the provision of an adequate surface water drainage strategy. • 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 proposals of part of the ongoing planning application have indicated some of the specific climate change adaptation measures for the site. However, there are some

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						aspects of climate mitigation measures that are not apparent at this stage, therefore the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment and there is no risk of surface water flooding. The western part of the site lies within area of groundwater concern. The site passes the sequential test, and the proposed development is suitable for this site. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. The Flood Risk Assessment submitted as part of the planning application indicates that this will be mitigation by the provision of an adequate surface water drainage strategy. • 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 the site is proposing suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be a minor positive effect 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 however a watercourse lies a short distance from the site's eastern boundary. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • The ongoing planning application for the site has confirmed within the Sustainability and Energy Statement that all residential developments will be designed and constructed to achieve water efficiency of less than 110 litres per day. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 154/1950 Name: Land off South Street, East Hoathly
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						• It is expected that should the measures put forward as part of the planning application come forward, minor positive effects will be likely on this SA Objective, as although the design of the scheme will ensure water efficiency, 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 a greenfield site in agricultural use but is not classified under the Agricultural Land Classification Survey. • The site is not safeguarded for minerals or waste operations. • There are no known issues with contamination of land based on the evidence submitted as part of the planning application. • 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. • The ongoing planning application for the site does propose to enhance biodiversity and landscape features of the site, which may help safeguard soil health, however, this is far from certain and there will be soil excavation as part of any development. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are considered to be uncertain at this stage as much will depend on the implementation of approved development.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • The ongoing planning application for the site confirms within the Sustainability and Energy Statement that preference will be given to the use of local materials and suppliers where viable to reduce the transport distances. It is also confirmed that a construction strategy will be produced to establish methods to avoid creating unnecessary waste from construction. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies.

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						• The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The site is within 150m of public transport in the form of bus services, which offers services to Uckfield, Hailsham and Eastbourne. These can be accessed via the existing footpaths located on South Street. • The site is located approximately 7km from the nearest train station in Uckfield, which offers services to London and Crowborough. The site is located approximately 6.5km from the nearest train station in Uckfield, which offers services to London and Crowborough. This sustainable form of public transport cannot be accessed via pedestrian footpaths; however, the frequent bus service does provide some connection to the train station. • 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. • There could be noise pollution from traffic on the A22, which lies a short distance to the west of the site, which would require mitigation. • The impacts on this SA Objective are likely to be minor negative in the short to medium term due to potential air pollution and construction work and traffic but no significant effect in the longer term and overall, as the site is within close proximity to public transport options, helping to reduce air pollution from travel.

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SO8	GREEN & BLUE INFRASTRUCTURE					• There are mature trees and hedgerows located on the site boundaries, which provide good wildlife corridors and stepping stones to the wider area, particularly to the fields that adjoins the sites eastern boundaries. • Ancient woodland lies to the west of the site, beyond South Street, therefore the impact of development upon this is likely to be limited. • There is limited vegetation within the site, however, a small number of trees within the centre of the site are protected by a group TPO and would require consideration. • The current proposed site layout from the ongoing planning application indicates that the trees within the centre of the site will be retained and the existing boundary vegetation will be retained and enhanced as part of the scheme. The proposals also indicate that an attenuation basin will be provided. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. The applicant has confirmed within the SHELAA application form that they will be providing enough open space to achieve these requirements. • 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 expected to be minor negative in the short term during construction. In the medium to longer term the effect is considered to be minor positive effects as the green and blue infrastructure enhancement measures if the proposed development become established.
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site. • The deciduous woodland to the west of the site (Moat Wood) is classified as a priority habitat (deciduous woodland), however, this is severed from the site by South Street. • There are no irreplaceable habitats within the site or in proximity to the site. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • There are a number of trees and hedgerows located along the site boundaries which provide good wildlife corridors and stepping stones to the wider area.

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						• The preliminary ecological appraisal submitted as part of the ongoing planning application indicated that the site was of importance at a local level and supported potential habitats for a number of protected species. The proposal is therefore seeking to provide significant mitigations as part of the development and will also seek to enhance and retain existing habitats where possible on site. • Other policies within the Local Plan will address the protection and enhancement of biodiversity, as well as the requirement to provide at least 20% BNG together with the retention and protection of trees, woodlands and hedgerows. Development would need to be in compliance with the relevant polices. • The impact is expected to be minor negative in the short term as the site is partly within a BOA and there could be adverse effects on habitats and/or species. In the medium to longer term the effect is considered to be minor positive effects as the green measures from the proposed development become established.
SO10	LANDSCAPE & TOWNSCAPE					• The site is located at the southern periphery of East Hoathly, adjacent to the historic southern settlement of East Hoathly (defined by the Conservation Area). • The settlement edge is influenced by existing 20th century development, including employment use and residential development and ribbon development along South Street. • The 2023 Landscape Sensitivity Assessment states that this site has moderate to high sensitivity to residential development. • The sites location adjacent the existing built form of East Hoathly and the existing landscape screening provided to the site, which restricts views to the South Downs National Park, decrease sensitivity. • The site is located within a small scale assart fieldscape and the small group of mature trees within the centre of the site, which are protected by a group TPO increase sensitivity. Despite the vegetated fields, the site is relatively open in character, particularly in views from the northern parts of the site across the wider landscape. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies.

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						• Given the above reasons, it is considered the effects on this SA Objective are minor negative as development within the site would have a detrimental on the landscape in this location, although some mitigations could be provide.
SO11	HISTORIC & CULTURAL HERITAGE					• The western part of the site included within the East Hoathly Conservation Area which lies to the north of the site. • The Heritage Statement submitted as part of the ongoing planning application for the site indicated that two Non-Designated Heritage Assets (Park Lodge and Outbuilding to Park Lodge) and a Grade II Listed Building (Cherry Tree Cottage) lies near the site and required further consideration. • The site lies within the East Hoathly Village Archaeoloigcal Notification Area and the Archaeological Desk-Based Assessment submitted as part of the planning application indicates that there is overall a low archaeological potential for the site. • Other policies within the Local Plan will address matters of protecting and enhancing historic character and cultural heritage and any development will need to be in compliance with the relevant policies. • The proposed development for the site puts forward suitable mitigation to address issues in relation to the issues above and as such 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 as the information submitted as part of the proposals do not put forward any measures in this regard.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is within 150m of a bus stop, however it cannot currently be reached by pedestrian footpaths. There is a frequent hourly bus service Monday to Saturday with journey times of around 19 minutes to Uckfield and 15 minutes to Hailsham.

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						• Uckfield Station lies approximately 7km from the site and cannot be accessed on foot. The bus service provides a sustainable transport option to Uckfield station, however, it is likely that many would still rely on the private motor vehicle. • Development of the site is still likely to result in some degree of increase in car use to reach services and facilities, although this could be mitigated over time with improvements to pedestrian access to the bus stop and train station. • The submitted site layout for the ongoing planning application indicates that the site is intending to improve pedestrian connectivity across the wider area by connecting the site to the existing PRoW network (East Hoathly with Halland Footpath 19) adjacent the sites northeastern corner. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor positive effects as the development benefits from existing pedestrian connectivity to the existing services, amenities and public transport options to support development. The proposals for the site are also looking to improve the pedestrian connectivity within the surrounding area.
SO14	HOUSING					• The proposed development of the site for 20 (net) dwellings has the potential to contribute to the district's identified housing need and is within a sustainable settlement in line with the Spatial Strategy. • The proposals for the development indicate an appropriate mix of homes, containing both affordable and market dwellings. • The impact on this SA Objective is expected to be a minor positive if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes and accessible/adaptable homes 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.

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						• East Hoathly benefits from an existing GP practice, although this is currently operating within 86% of the clinical space it requires. The existing capacity within the health sector for this area would need to be expanded. • The nearest dentists and pharmacy lie within Uckfield, approximately 6km to the north west of the site. The nearest hospital is Uckfield, however, this does not contain an A&E department, the closest of which is Eastbourne, which lies approximately 18km to the south east. • The Wealden Open Space Assessment (2022) finds that there is currently no significant deficit in open space provision within East Hoathly with Halland Parish in terms of quantity or accessibility however the priority is to enhance lower quality sites (Church Marks Lane AGS, Nightingales AGS and Moat Wood. • The site is not proposing any health and wellbeing facilities or improvements to the quality of open space provision within the Parish. The site is proposing open provision to meet its BNG requirements only. • The proposals from the current planning application is not proposing any health and wellbeing facilities or improvements to the current open space and sports pitch deficits in East Hoathly. However, given the size of development proposed, it is likely that developer contributions would be sought via a S106 Agreement. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given the proposed scale of the site, contributions towards health and wellbeing provision will likely be achievable but the lack of scheme details means the effect is uncertain at this time.
SO16	QUALITY OF LIFE & PLACE					• The ongoing planning application for the site has demonstrated that affordable housing will be brought forward on the site which will have a positive impact on the quality of life on any development. • Given the scale of the application, it is considered that there will be the potential for developer contributions towards open space and play provision within the Parish. • The effect on this SA Objective will largely depend on the scheme being brought forward and its implementation in line with relevant Local Plan polices.

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		S	M	L	Overall	Commentary
						• Development will need to comply with other Local Plan policies, which will address matters of design and quality of life within the district as well as the District's Design Code. • With no details confirmed 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 current proposals for the ongoing planning application are indicating that affordable housing will be provided on site 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 and design the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • Due to the scale of the proposed development, it is considered there would 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. • The site is within walking distance of East Hoathly Primary School, which provides education from nursery to year 6. Pedestrian improvements would be required to provide pedestrian connectivity to the school. • The nearest secondary education facilities are located in Uckfield, approximately 6.5km to the northwest and Hailsham and Ringmer, approximately 6.5km to the south west. East

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						Hoathly is served by the 318 school bus service which provides term time access to King's Academy Ringmer Secondary School. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within East Hoathly would have an increased pressure on the primary school, which does not have the capacity to expand; therefore, a site would be needed to provide a new three form entry primary school with nursery provision. Furthermore, a one form entry expansion would be required at Kings Academy in Ringmer, subject to a feasibility study to deem if the expansion was possible. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however given the size of the site there may be some degree of pressure on school place provision which would need to be investigated. Therefore, the effects over the longer term are uncertain at this time.

SUMMARY OF RESULTS:	Site No: 154/1950	Name: Land off South Street, East Hoathly																		
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. East Hoathly is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in East Hoathly. 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	**Major positive effects: None** **Minor positive effects: SO3 Flood Risk; S04 Water Resource/Quality; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO 13 Travel & Accessibility and SO14 Housing** Given the site is not at risk of fluvial flooding, the site is proposing suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be a minor positive effect over all timeframes. It is expected that should the measures put forward as part of the planning application come forward, minor positive effects will be likely on this SA Objective, as although the design of the scheme will ensure water efficiency, an increase in population/development is likely to lead to increased pressure on water resources in the district. The impact is expected to be minor negative in the short term during construction. In the medium to longer term the effect is considered to be minor positive effects as the green and blue infrastructure enhancement measures from the proposed development become established. The impact is expected to be minor negative in the short term as the site is partly within a BOA and there could be adverse effects on habitats and/or species. In the medium to longer term the effect is considered to be minor positive effects as the green measures from the proposed development become established. The impact is expected to be minor positive effects as the development benefits from existing pedestrian connectivity to the existing services, amenities and public transport options to support development. The proposals for the site are also looking to improve the pedestrian connectivity within the surrounding area. The impact on this SA Objective is expected to be a minor positive if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes and accessible/adaptable homes if they are to come forward.

	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 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. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Given the above reasons, it is considered the effects on this SA Objective are minor negative as development within the site would have a detrimental on the landscape in this location, although some mitigations could be provided. **No significant effect: SO7 Pollution; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; and SO19 Town & Village Centre** The impacts on this are likely to be minor negative in the short to medium term due to potential air pollution and construction work and traffic but no significant effect in the longer term and overall, as the site is within close proximity to public transport options, helping to reduce air pollution from travel. The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain: SO2 Climate Change Adaption; SO5 Soil, Land & Minerals; SO12 Digital Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO17 Social Deprivation and SO20 Education & Skills** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 30 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 20 (net) dwellings and has been proposed for allocation on this basis. The 2023 Landscape Sensitivity Assessment states that this site has moderate to high sensitivity to new development, in part due to the adjacent conservation area (which covers a small part of the site), mature trees in-field, trees and hedgerows, ancient woodland and priority habitat that surrounds the site to the south and west, as well as its more open character. If development was to come forward, existing vegetation within the site and along its boundaries should be retained and enhanced to integrate the site into the landscape and to minimise the visibility to/from the East Hoathly Conservation Area. This would reduce the developable area. The site is within a sustainable location for growth, close to existing services and facilities and access via public transport to higher order sustainable settlements such as Hailsham and Uckfield. The site is well enclosed within the landscape. The PRoW that traverses the site and the Conservation Area to the north east would also require consideration.

	Mitigation measures would need to be identified for any development in line with other relevant Local Plan polices i.e. those on energy efficiency, flood risk, water efficiency, biodiversity, waste, pollution, health and wellbeing etc.

SHELAA Ref: 466/1950 **SITE:** Broomy Lodge Field, London Road East Hoathly

SUSTAINABILITY OBJECTIVE		Effects				Site No: 466/1950 Name: Broomy Lodge Field, London Road, East Hoathly
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site currently comprises greenfield land in agricultural use. • The site is 1.94ha in size. • The site is proposed for residential development, but the applicant has not indicated the scale of the development. • The site lies at the northwestern periphery of East Hoathly. • The site is within 350m of public transport in the form of bus services, which offers services to Uckfield, Hailsham and Eastbourne. The site is located approximately 6.5km from the nearest train station in Uckfield, which offers services to London and Crowborough. These cannot currently be accessed by 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. • East Hoathly is classed as a sustainable settlement within the Settlement Hierarchy and contains the services and facilities required to support development. The bus services within the settlement offer a frequent and sustainable mode of transport for people to access higher order settlements with more services and facilities. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement. • However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Uckfield and Hailsham), increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies.

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		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 also no risk of surface water flooding within the site. The site passes the sequential test in terms of flood risk. • The site is greenfield currently and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site is affected by surface water flood risk as defined by the Wealden Strategic Flood Risk Assessment. These areas are focused within the north eastern corner of the site, however, it is likely given the size of the proposed development that suitable mitigation for surface water flood risk could be mitigated. • The eastern half of the site is at risk of groundwater flooding. Further investigations would be required as part of any development. • The site passes the sequential test, and the proposed development is suitable for this site. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.

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		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk or groundwater flooding, the impact on this SA Objective is likely to be minor positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or within close proximity. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • 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 a greenfield site in agricultural use but is not classified under the Agricultural Land Classification Survey. • The site is not safeguarded for minerals or waste operations. • There are no known issues with contamination of land, however, there is a derelict building within the northeastern corner of the site, which may require further investigation in relation to potential contamination.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 466/1950 Name: Broomy Lodge Field, London Road, East Hoathly
		S	M	L	Overall	Commentary
						• Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• Given the proposed scale of development and sites location at the north western edge of East Hoathly, is it likely that any development would introduce significant light pollution to the area. The site is within an area of the district classed by CPREs light pollution mapping as being darker. It is likely that the application of relevant Local Plan policies will mitigate any impacts. • There are currently no 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 466/1950 Name: Broomy Lodge Field, London Road, East Hoathly
		S	M	L	Overall	Commentary
						• The site is within 350m of bus services however there is a lack of pedestrian access to the bus stop, albeit development could provide improvements to pedestrian access which would make this form of public transport a more attractive choice. Uckfield Train Station lies a significant distance from the site (approximately 6.5km) and would result in a reliance on the private motor vehicle to access this form of public transport. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative in the short to medium term due to potential air pollution and construction work and traffic but no significant effect in the longer term and overall, as the site is within close proximity to public transport options, helping to reduce air pollution from travel.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are mature trees and hedgerows located on the site boundaries, which provide good wildlife corridors and stepping stones to the wider area, particularly the ancient woodland which adjoins the sites southern boundary • There is limited green or blue infrastructure within site boundaries. • 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. Development would need to provide at least a 15m buffer to the ancient woodland that is located adjacent the sites southern boundary. This woodland to the south is also protected by group TPO 30,200. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site, however parts of the woodland to the south and north west are classified as a priority habitat.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 466/1950 Name: Broomy Lodge Field, London Road, East Hoathly
		S	M	L	Overall	Commentary
						• There are no irreplaceable habitats within the site or in proximity to the site. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • There are a number of trees and hedgerows located along the site boundaries which provide good wildlife corridors and stepping stones to the wider area, particularly the woodland which adjoins the sites southern boundary. Development would need to seek to retain and enhance these features. • No detailed scheme for the site has been put forward as of yet. • Other policies within the Local Plan will address the protection and enhancement of biodiversity, as well as the requirement to provide at least 20% BNG together with the retention and protection of trees, woodlands and hedgerows. Development would need to be in compliance with the relevant polices. • The impact is expected to be minor negative in the short term as the site is partly within a BOA and there could be adverse effects on habitats and/or species. In the medium to longer term the effect is considered to be uncertain, as much will depend on the mitigation measures implemented alongside any development.
SO10	LANDSCAPE & TOWNSCAPE					• The site is located at the northwestern periphery of East Hoathly and is currently separated from the built-up area by ancient woodlan and the the East Hoathly Recreation Ground. • Planning permission has recently been granted for land to the north of London Road for 205 homes (SHELAA site 773/1950) and this has now begun construction. • The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development. • The site has a limited relationship to the historic settlement core of East Hoathly, and the movement and noise associated with London Road decreases sensitivity. Furthermore, the site is well contained within the existing landscape, with the ancient woodland acting as a landscape buffer for the site. • The site is located within an assart fieldscape of predominantly medium scaled fields which increases their sensitivity. Several public rights of way, including the Wealdway, pass near the site and through its boundaries which increase sensitivity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 466/1950 Name: Broomy Lodge Field, London Road, East Hoathly
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The impact is expected to be minor negative as development will have an impact on the existing landscape and townscape but this could be reduced through suitable mitigation measures.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a Conservation Area, however the East Hoathly Conservation Area lies to the south east of the site, but this is severed from the site by ancient woodland and East Hoathly Primary School, therefore the impact is limited. • An Archaeological Notification Area (ANA) (East Hoathly) lies to the south east of the site. • It is considered that the impacts on this SA Objective are uncertain as much will depend on archaeological investigations of the site, should these be required by the County archaeologist. • Other policies within the Local Plan will address matters of protecting and enhancing historic character and cultural heritage and any development will need to be in compliance with the relevant policies. • An Archaeological Notification Area (ANA) (East Hoathly) lies to the south east of the site and further investigation would be required. • The site will not impact upon any listed Buildings or conservation areas. The site lies within an ANA and investigations will be required, however, any development will still 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 466/1950 Name: Broomy Lodge Field, London Road, East Hoathly
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is within 350m of a bus stop, which provides there is a frequent hourly bus service Monday to Saturday with journey times of around 19 minutes to Uckfield and 15 minutes to Hailsham. • Uckfield Station lies approximately 6.5km from the site and cannot be accessed on foot. The bus service provides a sustainable transport option to Uckfield station, however, it is likely that many would still rely on the private motor vehicle. • Development of the site is still likely to result in some degree of increase in car use to reach services and facilities, although this could be mitigated over time with improvements to pedestrian access to the bus stop and train station. • East Hoathly with Halland Footpaths 22b and 23 cross the sites southern and eastern boundaries. East Hoathly with Halland Footpaths 2C, 22a, 22c, and 24 also lie near the site. • There are footpaths along the north side of Station Road that extend to the site, however, there is no formal crossing point to access the site. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be minor positive given the proximity of the site to existing bus stops and a sustainable settlement. However, it is acknowledged that pedestrian access to the site will need to be established via a crossing point or new footpaths on the south side of London Road and that details of the scheme are yet to be submitted.
SO14	HOUSING					• The site is proposed for residential development, but the applicant has not indicated the scale of the development. It is considered that the site has the potential to provide 30 (net) dwellings to provide to the District's identified housing need and is within a sustainable settlement in line with the Spatial Strategy. • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 466/1950 Name: Broomy Lodge Field, London Road, East Hoathly
		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 proposed for more than 10 (net) dwellings. • East Hoathly benefits from an existing GP practice, although this is currently operating within 86% of the clinical space it requires. The existing capacity within the health sector for this area would need to be expanded. • The nearest dentists and pharmacy lie within Uckfield, approximately 5.5km to the north west of the site. The nearest hospital is Uckfield, however, this does not contain an A&E department, the closest of which is Eastbourne, which lies approximately 18km to the south east. • The Wealden Open Space Assessment (2022) finds that there is currently no significant deficit in open space provision within East Hoathly with Halland Parish in terms of quantity or accessibility however the priority is to enhance lower quality sites (Church Marks Lane AGS, Nightingales AGS and Moat Wood. • The site is not proposing any health and wellbeing facilities or improvements to the quality of open space provision within the Parish. • The site is not proposing any health and wellbeing facilities or improvements to the current open space and sports pitch deficits in East Hoathly. It is unclear whether any contribution to such facilities would result from the development of this site. • The site is however adjacent to a recreation ground and if access is achievable from the site, this would positively benefit the residents of the site. • The site is adjacent a community allotments and subject to capacity, this would positively benefit the residents of this site. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 466/1950 Name: Broomy Lodge Field, London Road, East Hoathly
		S	M	L	Overall	Commentary
						• Given the proposed scale of the site, contributions towards health and wellbeing provision will likely be achievable but the lack of scheme details means the effect is uncertain at this time.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Given the size of the site, it is considered there will be the potential for significant provision of affordable housing, custom and self-build homes and play space contributions as well, which will contribute to quality-of-life improvements. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site does not contain any existing retail floorspace so there is no loss but it does not propose any retail floorspace either.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 466/1950 Name: Broomy Lodge Field, London Road, East Hoathly
		S	M	L	Overall	Commentary
						• The scale of development could result in additional services or facilities being delivered within Groombridge but this is uncertain. • Due to the scale of the proposed development, it is considered there would 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. • The site is within walking distance of East Hoathly Primary School, which provides education from nursery to year 6. Pedestrian improvements would be required to provide pedestrian connectivity to the school. • The nearest secondary education facilities are located in Uckfield, approximately 6km to the northwest and Hailsham and Ringmer, approximately 7km to the south west. East Hoathly is served by the 318 school bus service which provides term time access to King's Academy Ringmer Secondary School. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within East Hoathly would have an increased pressure on the primary school, which does not have the capacity to expand; therefore, a site would be needed to provide a new three form entry primary school with nursery provision. Furthermore, a one form entry expansion would be required at Kings Academy in Ringmer, subject to a feasibility study to deem if the expansion was possible. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however given the size of the site there may be some degree of pressure given the current inadequate school place provision within the Parish. The applicant would be required to work with East Sussex County Council to resolve this as part of the application process, therefore the effects over the longer term are uncertain at this time.

SUMMARY OF RESULTS:	Site No: 466/1950 Name: Broomy Lodge Field, London Road, East Hoathly																			
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. East Hoathly is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in East Hoathly. 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	**Major positive effects: None** **Minor positive effects: SO3 Flood Risk; SO 13 Travel & Accessibility and SO14 Housing** 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 or groundwater flooding, the impact on this SA Objective is likely to be minor positive over all timeframes. The impact on this SA Objective is considered to be minor positive given the proximity of the site to existing bus stops and a sustainable settlement. However, it is acknowledged that pedestrian access to the site will need to be established via a crossing point or new footpaths on the south side of London Road and that details of the scheme are yet to be submitted. 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. **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 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. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.

	The impact is expected to be minor negative as development will have an impact on the existing landscape and townscape but this could be reduced through suitable mitigation measures. **No significant effect: SO7 Pollution; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; and SO19 Town & Village Centre** The impacts on this SA Objective are likely to be minor negative in the short to medium term due to potential air pollution and construction work and traffic but no significant effect in the longer term and overall, as the site is within close proximity to public transport options, helping to reduce air pollution from travel. The site will not impact upon any listed Buildings or conservation areas. The site lies within an ANA and investigations will be required, however, any development will still have no significant effect. Due to the proposals for the site, no significant effects are expected on SO18 and SO19. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO17 Social Deprivation and SO20 Education & Skills** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	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 site is within a sustainable location for growth, close to existing services and facilities and access via public transport to higher order sustainable settlements such as Hailsham and Uckfield. The site is well enclosed within the landscape, although any development would need to protect and enhance boundary vegetation and take into consideration the ancient woodland, TPO and priority habitat that surrounds the site to the south. The PRoW that traverse the site and the and Conservation Area to the south east would also require consideration.

SHELAA Ref: 685/2060

SITE: Land at the Halland Forg Hotel, Eastbourne Road,East Hoathly

SUSTAINABILITY OBJECTIVE		Effects				Site No: 685/2060 Name: Land at the Halland Forg Hotel, Eastbourne Road, Halland
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is formed of a hotel, restaurant, car parking woodland. • The site is 1.58 ha and is proposed for residential development, however, no quantum of development has been provided by the applicant. • Residential development lies to the north west, west and south west, beyond Eastbourne Road (A22) and Lewes Road. Ancient woodland lies to the north and east. • 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. • Halland is not classed as a sustainable development within the settlement hierarchy and lacks significant services and facilities and so any development is likely to result in an increase in car use to reach Uckfield and Hailsham, even with the loss of the commercial use, increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some extent. • 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					• Policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 685/2060 Name: Land at the Halland Forg Hotel, Eastbourne Road, Halland
		S	M	L	Overall	Commentary
						• The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The entire site is in Flood Zone 1, which is suitable for development, although there is a potential risk of groundwater flooding. • The site has no risk of surface water flooding. • The site is located partially within an area of groundwater concern so there is some potential groundwater flood risk, however this is difficult to predict. Further investigation would be required if the redevelopment of the site takes place. • The impact is considered uncertain at this time.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site may increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • The site does not contain watercourses. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site comprises brownfield land in that has several existing buildings erected, along with car parking. Ancient woodland forms the eastern part of the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 685/2060 Name: Land at the Halland Forg Hotel, Eastbourne Road, Halland
		S	M	L	Overall	Commentary
						• There may be contamination on site given the existing use and this would require further investigation. • The redevelopment of the site will disturb the soil, which can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area. Mitigation measures and Local Plan policies could lessen some negative impacts. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site could result in an increase in traffic during construction and potentially through operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • The development would be required to provide mitigation to the noise generated from the A22 to the south. • 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: 685/2060 Name: Land at the Halland Forg Hotel, Eastbourne Road, Halland
		S	M	L	Overall	Commentary
						• Furthermore, future occupiers would be required to access services and amenities by private motor vehicle, given the unsustainability of Halland. • Nonetheless, given the proposed use for housing development and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Ancient woodland forms the eastern part of the site and is located adjacent the northern boundary of the site. The removal of ancient woodland in this location to support development would have a significant impact. • The appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of 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 development of the site result in the removal of ancient woodland, which is also classified as a priority habitat. The impact on this SA Objective is therefore considered to be major negative.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • There is ancient woodland within the eastern part of the site and adjacent the northern boundary. This is also classified as a priority habitat. • The appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 685/2060 Name: Land at the Halland Forg Hotel, Eastbourne Road, Halland
		S	M	L	Overall	Commentary
						• The impact is expected to be **minor negative** over the entire timeframe of the development due to the potential impacts upon priority habitat ancient woodland.
SO10	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment states that this site has a low to moderate sensitivity to new development due to the existing commercial uses on site, car park and its proximity to the A22. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies, including improving the public realm. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The impact is expected to have no significant effect on the SA objective due to the current use of the site, however, this is subject to the ancient woodland not being removed on site.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • A Grade II Listed Building (Hartfield Farmhouse) lies to the north west of the site and would require consideration. There are no listed buildings within the site or within close proximity. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Further investigations may be required 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 685/2060 Name: Land at the Halland Forg Hotel, Eastbourne Road, Halland
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is located in a detached position from any sustainable settlement and is therefore isolated from the services and amenities required to support residential development. • The site is provided with an existing vehicular access that would require further investigation to determine whether it is suitable to serve residential development. There are footpaths located on the north side of the A22, which provides connectivity to Halland. • The nearest bus stops lie directly adjacent the existing vehicular access to the site on Eastbourne Road. The nearest train station is Uckfield and this lies approximately 5km to the north west of the site. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The effects on this SA Objective are considered to be minor negative at this time as occupiers of development would rely on the private motor vehicle to access key services and amenities.
SO14	HOUSING					• Although the capacity of the site for new housing has not been determined by the land promoter, the development has the potential to contribute to the district's identified housing need. • Due to the size of the developable area of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 685/2060 Name: Land at the Halland Forg Hotel, Eastbourne Road, Halland
		S	M	L	Overall	Commentary
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as part of any development as it will accommodate more than 10 (net dwellings). • East Hoathly benefits from an existing GP practice, although this is currently operating within 86% of the clinical space it requires. The existing capacity within the health sector for this area would need to be expanded. • The nearest dentists and pharmacy lie within Uckfield, approximately 4.7km to the north west of the site. The nearest hospital is Uckfield, however, this does not contain an A&E department, the closest of which is Eastbourne, which lies approximately 18km to the south east. • The Wealden Open Space Assessment (2022) finds that there is currently no significant deficit in open space provision within East Hoathly with Halland Parish in terms of quantity or accessibility however the priority is to enhance lower quality sites (Church Marks Lane AGS, Nightingales AGS and Moat Wood. • Given the size of the site, it may be possible to seek contributions toward these quality improvements from any development. • The site is not proposing any health and wellbeing facilities or improvements to open space provision within Halland. • Whilst there are no details of the proposed housing development for the site, it is likely that some level of developer contributions would result from the development of this site for quality improvements to the open spaces mentioned and health and wellbeing infrastructure. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • Given the proposed scale of the site, contributions towards health and wellbeing provision will likely be achievable but the lack of scheme details means the effect is uncertain at this time.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 685/2060 Name: Land at the Halland Forg Hotel, Eastbourne Road, Halland
		S	M	L	Overall	Commentary
						• Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development 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 would result in the loss of active employment use and hotel accommodation. • 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, this would be outweighed by the loss of the existing employment use and hotel accommodation, particularly in the medium to longer term. • Therefore, overall, the development for residential would result in the loss of an existing employment use and hotel accommodation that would result in a major negative impact 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 located within Halland, an unsustainable settlement, which has limited services and facilities, and potential future residents are likely to travel to Hailsham and/or Polegate, or shop online. • Therefore, the impact on this SA Objective is considered to be minor negative.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 685/2060 Name: Land at the Halland Forg Hotel, Eastbourne Road, Halland
		S	M	L	Overall	Commentary
SO20	EDUCATION & SKILLS					• The nearest primary school is East Hoathly Primary School, which is located approximately 1.7km to the south east of the site. The only reasonable means of access is the private motor vehicle. • The nearest secondary education facilities are located in Uckfield, approximately 5km to the northwest and Hailsham and Ringmer, approximately 7km to the south west. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within East Hoathly would have an increased pressure on the primary school, which does not have the capacity to expand; therefore, a site would be needed to provide a new three form entry primary school with nursery provision. Furthermore, a one form entry expansion would be required at Kings Academy in Ringmer, subject to a feasibility study to deem if the expansion was possible. • The proposals have indicated that educational facilities could be provided on-site to support the quantum of growth within this location. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however given the site is located a significant distance from educational facilities, the impact on this SA Objective is considered to be minor negative.

SUMMARY OF RESULTS:	Site No: 685/2060	Name: Land at the Halland Forg Hotel, Eastbourne Road, Halland																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	Halland is classed as an unsustainable settlement due to its lack of services and facilities and limited public transport options. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor positive effects: SO14 Housing**

	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. **Minor negative effects: SO1 Climate Change; SO6 Waste; SO7 Pollution; SO9 Biodiversity and SO13 Sustainable Travel & Accessibility; SO19 Town & Village Centres and SO20 Education & Skills** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate, to some extent, any negative impacts. Given the proposed use for housing development and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative. The impact is expected to be minor negative over the entire timeframe of the development due to the potential impacts upon priority habitat ancient woodland. The effects on this SA Objective are considered to be minor negative at this time as occupiers of development would rely on the private motor vehicle to access key services and amenities. The site is located within Halland, an unsustainable settlement, which has limited services and facilities, and potential future residents are likely to travel to uckfield or Hailsham to shop online **Major negative effects: SO8 Green & Blue Infrastructure and SO18 Economy and Employment** The development of the site result in the removal of ancient woodland, which is also classified as a priority habitat. The impact on this SA Objective is therefore considered to be major negative. The development for residential would result in the loss of an existing employment use and hotel accommodation that would result in a major negative impact on this SA Objective **No significant effect: SO10 Landscape & Townscape** The scale of the development, existing service provision and the site's location mean no significant effect on these SA Objectives. **Uncertain effects**: For the remaining SA Objectives, more information is required to determine the effects.

Selected / Rejected for allocation	The site has not been selected for allocation. The site is located within an unsustainable settlement according to the settlement hierarchy and does not relate well to any other sustainable settlement. The site has poor access to services and facilities and any future residents of this site would need to travel to East Hoathly and further afield, via either public transport or private car, to access these. The site lies outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden. The loss of employment floorspace and tourist accommodation is also likely to result in negative impacts on the local economy. Furthermore, there are significant concerns that the redevelopment of the site would have a significantly detrimental impact upon the priority habitat ancient woodland within the site.

SHELAA Ref: 773/1950 **SITE:** Land at Hesmonds Stud, East Hoathly

SUSTAINABILITY OBJECTIVE		Effects				Site No: 773/1950 Name: Land at Hesmonds Stud, East Hoathly
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site currently comprises greenfield land in agricultural use. • The whole site is 16.1ha in size. The northern part of the site located to the north of East Hoathly Road the site has reserved matters planning permission for up to 205 (net) dwellings under WD/2022/0341/MAJ. The southern part of the site, to the east of South Street is without planning permission and the promoter has indicated that this could accommodate an additional 200 (net) dwellings. • The site is located at the southeastern periphery of East Hoathly is classed as a sustainable settlement within the Settlement Hierarchy and contains the services and facilities required to support development. The bus services within the settlement offer a frequent and sustainable mode of transport for people to access higher order settlements with more services and facilities. • The nearest bus stop is located on South Street approximately 150m to the southwest of the site. This would be reliant upon achieving a vehicular access to the site via land to the west, which has also been assessed for development or from Juziers Drive to the west of the site. • Uckfield Rail Station lies approximately 7km to the northwest of the site. The train station is a significant distance from the site and would rely on the private car to access this form of sustainable transport. • The reserved matters application for the northern part of the site sets out some of the climate change mitigation methods that will be brought forward within the northern part of the site. It is likely that similar methods would be brought forward as part of any development within the southern part of the site, should an application be made. • All development will result in an increase in greenhouse gas emissions but 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. • 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: 773/1950 Name: Land at Hesmonds Stud, East Hoathly
		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 planning permission for the northern part of the site indicates what climate change adaptions will be implemented as part of the development. • The northern and southern parts of 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 northern part of the site is almost wholly within an area of groundwater concern. The south western part of the southern land parcel is within ana rea of groundwater concern. The site is at risk of groundwater flooding • 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 southern part of 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 northern and southern parts of the site lie 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 sout • The northern part of the site is almost wholly within an area of groundwater concern. The south western part of the southern land parcel is within ana rea of groundwater concern. The site is at risk of groundwater flooding • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 773/1950 Name: Land at Hesmonds Stud, East Hoathly
		S	M	L	Overall	Commentary
						• The development granted permission for the northern part of the site includes extensive SuDS measures together with permeable surfaces and a flood risk assessment. The planning permissions has not taken into consideration any flooding associated with the southern land parcel. • Given the northern part of site benefits from an extant planning permission and that the southern part of the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be minor positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • The development of this site will significantly increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • The planning permission for the northern part of the site has set out how water efficiency will be achieved as part of the development. It is likely that this could also be applied to the southern part of the site. • Given the quantum of development that has already been granted within the northern part of the site and the growth sought on the southern part of the site, it is considered that there could be minor negative effects on this SA Objective. Impacts could be mitigated through good design and compliance with local plan policies.
SO5	SOIL, LAND & MINERALS					• The site is agricultural land but is not classified under the Agricultural Land Classification system. • The site is not safeguarded for minerals or waste operations. • The site is a greenfield site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 773/1950 Name: Land at Hesmonds Stud, East Hoathly
		S	M	L	Overall	Commentary
						• Development of the site is unlikely to result in land contamination, although further investigations would be required. • 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. • Due to the potential for low level land contamination, and the need for further investigations, the impact is considered to be uncertain on this SA Objective. It is acknowledged that these investigations have taken place within the northern part of the site with planning permission, however, this is still uncertain within the southern part of the site.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• The scale of development proposed for the site will introduce more light pollution to the area. However, it is considered that this could be mitigated as part of the schemes design. • The northern part of the site, with planning permissions, conditions the submission of a detailed lighting scheme to provide for a lighting scheme that will minimise the impact of 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 773/1950 Name: Land at Hesmonds Stud, East Hoathly
		S	M	L	Overall	Commentary
						• It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The site may also be impacted by odour from the East Hoathly Wastewater Treatment Works (WwTW) that lies in close proximity to the south of 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. • Given the quantum of development that has already been granted within the northern part of the site and the growth sought on the southern part of the site, it is considered that there could be minor negative effects on this SA Objective. mitigation measures and the application of Local Plan policies could mitigate some adverse effects but not all.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are significant trees and hedgerows located along the site boundaries and these provide excellent wildlife corridors and stepping stones to the wider area. There also significant trees and hedgerows located on field boundaries within both land parcels. • There is deciduous woodland located to the north and to the west of the northern land parcel. The deciduous woodland to the west is also classified as ancient woodland. These have been suitably taken into consideration within the design of the scheme that has been granted planning permission. • The planning permission for the northern part of the site has indicative layouts showing significant tree planting and enhancements to existing green infrastructure. This could be applied to the whole of the site. • Development of the southern part of the site would need to seek to retain and enhance the existing hedgerows and trees within the site and along its boundaries to maintain and enhance the green infrastructure network. This includes subject to group TPO NO 56,200 on the sites western boundary.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 773/1950 Name: Land at Hesmonds Stud, East Hoathly
		S	M	L	Overall	Commentary
						• The development of the southern part of the site without planning permission would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The northern part of the site will significantly enhance green and blue infrastructure as part of the planning permission. 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 is no biodiversity opportunity area which impacts either site. • There are significant trees and hedgerows located along the site boundaries and these provide excellent wildlife corridors and stepping stones to the wider area. There also significant trees and hedgerows located on field boundaries within both land parcels. • There is deciduous woodland located to the north and to the west of the northern land parcel. The deciduous woodland to the west is also classified as ancient woodland. These have been suitably taken into consideration within the design of the scheme that has been granted planning permission. • The planning permission for the northern part of the site has indicative layouts showing significant tree planting and enhancements to existing green infrastructure. This could be applied to the whole of the site. • Development of the southern part of the site would need to seek to retain and enhance the existing hedgerows and trees within the site and along its boundaries to maintain and enhance the green infrastructure network. This includes subject to group TPO NO 56,200 on the sites western boundary. • The planning permission for the northern part of the site has an accompanying Ecology Report which sets out enhancement and mitigation measures required that are secured via planning condition. • This Ecology Report does not take into consideration the southern land parcel so is unsuitable in determining the biodiversity importance of the southern land parcel.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 773/1950 Name: Land at Hesmonds Stud, East Hoathly
		S	M	L	Overall	Commentary
						• Any development of the southern land parcel would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • Other policies within the Local Plan will address matters of the retention, protection and creation of 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 northern part of the site will significantly enhance biodiversity as part of the planning permission. Given the measures in the extant planning permission could be repeated for the southern part of the site if developed, minor positive effects are expected on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• The northern part of the site has demonstrated as part of the planning application process how the design and layout of the scheme has carefully considered the surrounding landscape and townscape. • However, as the planning application only relates to the northern and parcel, no details have been provided as to how the southern land parcel will carefully consider existing landscape and townscape. • The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to new development, in part due to adjacent conservation area (which covers a small part of the site), mature trees in-field trees and hedgerows, as well as its more open character. • Any development within the southern part of the site would need to comply with the Local Plan policies, which seek to protect and enhance landscape and townscape character, and identify appropriate mitigation measures. • The impact is considered to be minor negative as although development would have some impact on the landscape in this location, it is considered that if mitigations can be provided as has been demonstrated within the planning permission for the northern land parcel, then the impact will be lessened.
SO11	HISTORIC & CULTURAL HERITAGE					• Both the northern and southern land parcels are located in close proximity to the East Hoathly Conservation Area. • This contains a number of listed buildings in close proximity to the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 773/1950 Name: Land at Hesmonds Stud, East Hoathly
		S	M	L	Overall	Commentary
						• The northern part of the site has demonstrated as part of the approved planning permission how the design and layout of the scheme has taken into consideration surrounding heritage assets. • The southern land parcel lies partially within an Archaeological Notification Area (East Hoathly). • Given the presence of the Listed Building, the impact of this SA Objective is currently uncertain as the applicant has not proposed how this impact could be mitigated as part of any proposal within the southern part of the site.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The sites are located at the north western and south eastern periphery of East Hoathly. The nearest bus stops for both land parcels are located within the centre of East Hoathly on the High Street. These are approximately 200m from the northern land parcel and 100m from the southern land parcel. • Uckfield Rail Station lies approximately 7km to the north west of the site. The train station is a significant distance from the site and would rely on the private car to access this form of sustainable transport. • The northern land parcel has achieved a suitable vehicular and pedestrian access as part of the approved planning permission for the site, which improves pedestrian connectivity to East Hoathly by the construction of footpaths on East Hoathly Road. • The southern land parcel would rely on an improved vehicular and pedestrian access to be provided to the site from neighbouring land to the west, which has also been assessed for development or from Juziers Drive. This requires further investigation.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 773/1950 Name: Land at Hesmonds Stud, East Hoathly
		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. • There are a number of public rights of way located adjacent both land parcels, some of which pass through the northern land parcel. As demonstrated within the planning permission for the northern land parcel, these would require enhancements as part of any development. • The northern part has achieved a suitable vehicular and pedestrian access as part of the approved planning permission. It is anticipated that this can also be achieved for the southern land parcel. Therefore, given the close proximity of the site to the existing services and amenities within East Hoathly, in addition to sustainable transport options to larger settlements, minor positive effects are expected on this SA Objective.
SO14	HOUSING					• The northern part of the site has achieve planning permission for 205 (net) dwellings and 200 (net) dwellings is being sought on the southern land parcel. • The planning permission for the northern part of the site provides for both affordable and market homes and self-build and custom house build plots This approach should be followed for the southern part of the site in accordance with Local Plan policies. • Given the size of the site and its potential to provide specialist forms of the housing alongside market housing, the impact on this SA Objective is expected to be a major positive if the site is brought forward and makes a positive contribution to meeting the district's housing needs.
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 located in the centre of East Hoathly, a short distance from both land parcels. Further health facilities are located in Uckfield, approximately 7km to the north west of the site. • East Hoathly benefits from an existing GP practice, although this is currently operating within 86% of the clinical space it requires. The existing capacity within the health sector for this area would need to be expanded.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 773/1950 Name: Land at Hesmonds Stud, East Hoathly
		S	M	L	Overall	Commentary
						• The nearest dentists and pharmacy lie within Uckfield, approximately 6km to the north west of the site. The nearest hospital is Uckfield, however, this does not contain an A&E department, the closest of which is Eastbourne, which lies approximately 18km to the south east. • The Wealden Open Space Assessment (2022) finds that there is currently no significant deficit in open space provision within East Hoathly with Halland Parish in terms of quantity or accessibility however the priority is to enhance lower quality sites (Church Marks Lane AGS, Nightingales AGS and Moat Wood. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given the size of the proposed development, and the fact contributions have been secured for the northern part of the site, it is likely there will be a minor positive effect on this SA Objective.
SO16	QUALITY OF LIFE & PLACE					• The planning permission for the northern part of the site has provision made, via a S106, for affordable housing and play space contributions, which will have a positive effect on the quality of life of residents of any development. • Given the scale of the proposal for the southern part of the site, it is considered there will be the potential for significant provision of affordable housing, custom and self-build homes and play space contributions as well. • Development will need to comply with other Local Plan policies, which will address matters of design and quality of life within the district as well as the District's Design Code. • With no details in terms of the layout or design for the southern part of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors

SUSTAINABILITY OBJECTIVE		Effects				Site No: 773/1950 Name: Land at Hesmonds Stud, East Hoathly
		S	M	L	Overall	Commentary
SO17	SOCIAL DEPRIVATION					• The planning permission for the northern part of the site has provision made, via a S106, for affordable housing and self-build and custom house build plots. • Given the scale of proposal for the southern land parcel, it is likely that significant affordable homes could be secured. • The effect on this SA Objective is likely to be minor positive.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The development of this site would place future residents within close proximity of the sustainable settlement of East Hoathly and its associated services and amenities. Given the scale of these developments, it is considered that they support the long term vitality of East Hoathly and also introduce new services and amenities within the settlement. • The effect on this SA Objective is likely to be minor positive.
SO20	EDUCATION & SKILLS					• The northern and southern land parcels are both within walking distance of East Hoathly Primary School, which provides education from nursery to year 6. Pedestrian improvements would be required to provide pedestrian connectivity to the school. • The nearest secondary education facilities are located in Uckfield, approximately 6.5km to the northwest and Hailsham and Ringmer, approximately 6.5km to the south west. East Hoathly is served by the 318 school bus service which provides term time access to King's Academy Ringmer Secondary School. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within East Hoathly would have an increased pressure on the primary school, which does not have the capacity to expand; therefore, a site would be needed to provide a new three form entry primary school with nursery

SUSTAINABILITY OBJECTIVE		Effects				Site No: 773/1950 Name: Land at Hesmonds Stud, East Hoathly
		S	M	L	Overall	Commentary
						provision. Furthermore, a one form entry expansion would be required at Kings Academy in Ringmer, subject to a feasibility study to deem if the expansion was possible. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however given the size of the site there may be some degree of pressure on school place provision which would need to be investigated. Therefore, the effects over the longer term are uncertain at this time.

SUMMARY OF RESULTS:	Site No: 773/1950 Name: Land at Hesmonds Stud, East Hoathly																			
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 northern land parcel benefits from an extant reserved matters planning permission for 205 (net) dwellings under planning reference WD/2022/0341/MAJ. The site does not currently benefit from planning permission nor any application for development. East Hoathly is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in East Hoathly. 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	**Major positive effects: SO14 Housing** Given the size of the site and its potential to provide specialist forms of the housing alongside market housing, the impact on this SA Objective is expected to be a major positive if the site is brought forward and makes a positive contribution to meeting the district's housing needs. **Minor positive effects: SO3 Flood Risk; SO8 Green & Blue Infrastructure, SO9 Biodiversity; SO13 Travel & Accessibility; SO15 Health & Wellbeing; SO 17Social Deprivation and SO19 Town & Village Centre** Given the northern part of site benefits from an extant planning permission and that the southern part of 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. The northern part of the site will significantly enhance green and blue infrastructure and biodiversity as part of the planning permission. 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. The northern part has achieved a suitable vehicular and pedestrian access as part of the approved planning permission. It is anticipated that this can also be achieved for the southern land parcel. Therefore, given the close proximity of the site to the existing services and amenities within East Hoathly, in addition to sustainable transport options to larger settlements, minor positive effects are expected on this SA Objective. Given the size of the proposed development, and the fact contributions have been secured for the northern part of the site, it is likely there will be a minor positive effect on this SA Objective. The planning permission for the northern part of the site has provision made, via a S106, for affordable housing and self-build and custom house build plots. Given the scale of proposal for the southern land parcel, it is likely that significant affordable homes could be secured.

	The development of this site would place future residents within close proximity of the sustainable settlement of East Hoathly and its associated services and amenities. Given the scale of these developments, it is considered that they support the long term vitality of East Hoathly and also introduce new services and amenities within the settlement. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO4 Water Resources; SO6 Waste; SO7 Pollution and SO10 Landscape & Townscape** 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 Given the quantum of development that has already been granted within the northern part of the site and the growth sought on the southern part of the site, it is considered that there could be minor negative effects on this SA Objective. Impacts could be mitigated through good design and compliance with local plan policies. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Given the quantum of development that has already been granted within the northern part of the site and the growth sought on the southern part of the site, it is considered that there could be minor negative effects on this SA Objective. mitigation measures and the application of Local Plan policies could mitigate some adverse effects but not all. The impact is considered to be minor negative as although development would have some impact on the landscape in this location, it is considered that if mitigations can be provided as has been demonstrated within the planning permission for the northern land parcel, then the impact will be lessened. **No significant effect: SO18 Economy & Employment** The type of proposed development means no significant effects on these SA Objectives. **Uncertain: SO2 Climate Change Adaption; SO5 Soil, Land & Minerals; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO16 Quality of Life & Place and SO20 Education & Skills** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The northern part of the site has extant planning permission for 205 (net) dwellings. The proposal for the remainder of the site is for 200 (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 170 dwellings in the southern part of the site and has been proposed for allocation on this basis. The site is located adjacent the existing built form of East Hoathly, which is considered a 'sustainable settlement' according to the settlement hierarchy and is included within the proposed settlement boundary for this settlement. The site conforms 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 integrated into the existing settlement, however, there would be some mitigations required as part of the design to lessen the impacts on the wider landscape. The development of the site would need to provide a new vehicular access to the site from South Street, via neighbouring land that has also been submitted to the Council for assessment. The development of the site would also need to take into the consideration the group TPO located adjacent the sites western boundary and the risk of surface water flooding located within the northern part of the site. Development would also be required to consider the impact of development upon the countryside landscape to the south east of East Hoathly. The site would need to consider the impact of development upon the PRoW network that surrounds the site and the Conservation Area that lies to the north west. The site may also be impacted by odour from the East Hoathly Wastewater Treatment Works (WwTW) that lies near the south of the site. Further investigation may be required to determine whether there are archaeological remains present on the site, given the presence of an ANA.

SHELAA Ref: 782/1950 **SITE:** Land East of South Street (Site A), East Hoathly

SUSTAINABILITY OBJECTIVE		Effects				Site No: 782/1950 Name: Land east of South Street (Site A), East Hoathly
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site currently comprises greenfield land in agricultural use. • The whole site is 9.72ha in size. The northern part of the site located to the north of East Hoathly Road the site has an outline planning permission for up to 55 (net) dwellings under planning reference WD/2019/1674/MAO. A reserved matters planning application pursuant to this outline is submitted under planning reference WD/2023/0633/MRM. The southern part of the site has not achieved planning permission and the promoter for the site indicates that this is still available for residential development. • The site is located at the southeastern periphery of East Hoathly, which is classed as a sustainable settlement within the Settlement Hierarchy and contains the services and facilities required to support development. The bus services within the settlement offer a frequent and sustainable mode of transport for people to access higher order settlements with more services and facilities. • The nearest bus stop is located on South Street approximately 150m to the southwest of the site. This would be reliant upon achieving a vehicular access to the site via land to the west, which has also been assessed for development or from Juziers Drive to the west of the site. • Uckfield Rail Station lies approximately 7km to the northwest of the site. The train station is a significant distance from the site and would rely on the private car to access this form of sustainable transport. • The ongoing reserved matters application for the northern part of the site sets out some of the climate change mitigation methods that will be brought forward within the northern part of the site. It is likely that similar methods would be brought forward as part of any development within the southern part of the site, should an application be made. • All development will result in an increase in greenhouse gas emissions but 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. • 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: 782/1950 Name: Land east of South Street (Site A), East Hoathly
		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 planning permission for the northern part of the site indicates what climate change adaptions will be implemented as part of the development. • The northern and southern parts of the site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is some surface water flood risk located adjacent the eastern boundary of the whole site. • The site is not within an area of groundwater concern, therefore is not at risk of groundwater flooding. • 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 southern part of 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 northern and southern parts of the site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is some surface water flood risk located adjacent the eastern boundary of the whole site. • The site is not within an area of groundwater concern, therefore is not at risk of groundwater flooding. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • The development granted permission for the northern part of the site includes SuDS measures together with permeable surfaces and a flood risk assessment. The planning

SUSTAINABILITY OBJECTIVE		Effects				Site No: 782/1950 Name: Land east of South Street (Site A), East Hoathly
		S	M	L	Overall	Commentary
						permissions has not taken into consideration any flooding associated with the southern land parcel. • Given the northern part of site benefits from an extant planning permission and that the southern part of the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be minor positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • The development of this site will significantly increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site. • 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. • Documents submitted as part of the ongoing reserved matters for the northern part of the site has set out how water efficiency will be achieved as part of the development. It is likely that this could also be applied to the southern part of the site. • Given the quantum of development that has already been granted within the northern part of the site and the growth sought on the southern part of the site, it is considered that there could be minor negative effects on this SA Objective. Impacts could be mitigated through good design and compliance with local plan policies.
SO5	SOIL, LAND & MINERALS					• The site is agricultural land but is not classified under the Agricultural Land Classification system. • The site is not safeguarded for minerals or waste operations. • The site is a greenfield site. • Development of the site is unlikely to result in land contamination, although further investigations would be required.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 782/1950 Name: Land east of South Street (Site A), East Hoathly
		S	M	L	Overall	Commentary
						• 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. • The northern part of the site that was granted planning permission found that there was a low level of contamination within the northern part of the site. It is considered that this is also likely to be the case within the southern part of the site, however, further investigation would be required. • Due to the potential for low level land contamination, and the need for further investigations, the impact is considered to be uncertain on this SA Objective. It is acknowledged that these investigations have taken place within the northern part of the site with planning permission, however, this is still uncertain within the southern part of the site.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• Given the proposed scale of development and sites location at the southern edge of East Hoathly, is it likely that any development would introduce light pollution to the area. The site is within an area of the district classed by CPREs light pollution mapping as being darker. It is likely that the application of relevant Local Plan policies will mitigate 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 782/1950 Name: Land east of South Street (Site A), East Hoathly
		S	M	L	Overall	Commentary
						• It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The site may also be impacted by odour from the East Hoathly Wastewater Treatment Works (WwTW) that lies in close proximity to the south of the site. The planning permission for the northern part of the site has received no objection from WDC/Rother Pollution Control in relation to odour. Further investigation would be required for the southern part of the site as this closers to the WwTW. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Given the quantum of development that has already been granted within the northern part of the site and the growth sought on the southern part of the site, it is considered that there could be minor negative effects on this SA Objective. mitigation measures and the application of Local Plan policies could mitigate some adverse effects but not all.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are significant trees and hedgerows located along the site boundaries and these provide excellent wildlife corridors and stepping stones to the wider area. There are also significant trees and hedgerows located on field boundaries within both land parcels. • There is parcels of woodland located within the northern and eastern parts of the whole site. Priority habitat deciduous woodland is located adjacent the eastern boundary of the site. This woodland has been retained within the northern part of the site as part of the approved application and it is likely that a similar approach would be taken with the southern part of the site. • Development of the southern part of the site would need to also take into consideration the ancient woodland located adjacent the southern boundary of the site and provide a suitable buffer to this. This is protected by group TPO NO 48,200. • These have been suitably taken into consideration within the design of the scheme that has been granted planning permission.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 782/1950 Name: Land east of South Street (Site A), East Hoathly
		S	M	L	Overall	Commentary
						• The planning permission for the northern part of the site has indicative layouts showing significant tree planting and enhancements to existing green infrastructure. The reserved matters application has provided further details of this, although this is not yet approved. This could be applied to the whole of the site. • The development of the southern part of the site without planning permission would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The northern part of the site will significantly enhance green and blue infrastructure as part of the planning permission. 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 is no biodiversity opportunity area which impacts either site. • There are significant trees and hedgerows located along the site boundaries and these provide excellent wildlife corridors and stepping stones to the wider area. There are also significant trees and hedgerows located on field boundaries within both land parcels. • There is parcels of woodland located within the northern and eastern parts of the whole site. Priority habitat deciduous woodland is located adjacent the eastern boundary of the site. This woodland has been retained within the northern part of the site as part of the approved application and it is likely that a similar approach would be taken with the southern part of the site. • Development of the southern part of the site would need to also take into consideration the ancient woodland located adjacent the southern boundary of the site and provide a suitable buffer to this. This is protected by group TPO NO 48,200. • The planning permission for the northern part of the site has an accompanying Ecology Report which sets out enhancement and mitigation measures required that are secured via planning condition. • This Ecology Report does not take into consideration the southern land parcel so is unsuitable in determining the biodiversity importance of the southern land parcel.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 782/1950 Name: Land east of South Street (Site A), East Hoathly
		S	M	L	Overall	Commentary
						• Any development of the southern land parcel would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • Other policies within the Local Plan will address matters of the retention, protection and creation of 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 northern part of the site will significantly enhance biodiversity as part of the planning permission. Given the measures in the extant planning permission could be repeated for the southern part of the site if developed, minor positive effects are expected on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• The northern part of the site has demonstrated as part of the planning application process how the design and layout of the scheme has carefully considered the surrounding landscape and townscape. • However, as the planning application only relates to the northern and parcel, no details have been provided as to how the southern land parcel will carefully consider existing landscape and townscape. • The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development in part due to presence of Ancient Woodland to the south of the site and the Public Right of Way (PROW) that crosses the site. • Any development within the southern part of the site would need to comply with the Local Plan policies, which seek to protect and enhance landscape and townscape character, and identify appropriate mitigation measures. • The impact is considered to be minor negative as although development would have some impact on the landscape in this location, it is considered that if mitigations can be provided as has been demonstrated within the planning permission for the northern land parcel, then the impact will be lessened.
SO11	HISTORIC & CULTURAL HERITAGE					• Both the northern and southern land parcels are located in close proximity to the East Hoathly Conservation Area. • This contains a number of listed buildings in close proximity to the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 782/1950 Name: Land east of South Street (Site A), East Hoathly
		S	M	L	Overall	Commentary
						• The northern part of the site has demonstrated as part of the approved planning permission how the design and layout of the scheme has taken into consideration surrounding heritage assets. • The appeal decision from the inspector for the northern land parcel with planning permission did not raise any heritage concerns. Given the southern part of the site is further away from any heritage assets, it is considered that there would be no concerns within this part of the siter as well. • Given the development of the site would cause no impact to ay heritage asset, there is considered to 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 sites are located at south eastern periphery of East Hoathly. The nearest bus stops for both land parcels are located within the centre of East Hoathly on the High Street. These are approximately 150m from the site. • Uckfield Rail Station lies approximately 7km to the north west of the site. The train station is a significant distance from the site and would rely on the private car to access this form of sustainable transport. • The northern land parcel has achieved a suitable vehicular and pedestrian access as part of the approved planning permission for the site. It is considered that the southern part of the site can achieve a vehicular access from this development or from South Road to the west. • 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: 782/1950 Name: Land east of South Street (Site A), East Hoathly
		S	M	L	Overall	Commentary
						• A public right of way (East Hoathly with Halland Footpath 20) runs through the southern land parcel and this requires retention. • The northern part has achieved a suitable vehicular and pedestrian access as part of the approved planning permission. It is anticipated that this can also be achieved for the southern land parcel. Therefore, given the close proximity of the site to the existing services and amenities within East Hoathly, in addition to sustainable transport options to larger settlements, minor positive effects are expected on this SA Objective.
SO14	HOUSING					• The northern part of the site has achieve planning permission for 55 (net) dwellings and further growth is being sought on the southern land parcel. • The planning permission for the northern part of the site provides for both affordable and market homes and self-build and custom house build plots. This approach should be followed for the southern part of the site in accordance with Local Plan policies. • Given the size of the site and its potential to provide specialist forms of the housing alongside market housing, the impact on this SA Objective is expected to be a major positive if the site is brought forward and makes a positive contribution to meeting the district's housing needs.
SO15	HEALTH & WELLBEING					• The nearest health services are located in the centre of East Hoathly, approximately 150m to the west of the site. Further health facilities are located in Uckfield, approximately 7km to the north west of the site. • East Hoathly benefits from an existing GP practice, although this is currently operating within 86% of the clinical space it requires. The existing capacity within the health sector for this area would need to be expanded. • The nearest dentists and pharmacy lie within Uckfield, approximately 7km to the north west of the site. The nearest hospital is Uckfield, however, this does not contain an A&E department, the closest of which is Eastbourne, which lies approximately 18km to the south east. • The Wealden Open Space Assessment (2022) finds that there is currently no significant deficit in open space provision within East Hoathly with Halland Parish in terms of quantity or accessibility however the priority is to enhance lower quality sites (Church Marks Lane AGS, Nightingales AGS and Moat Wood.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 782/1950 Name: Land east of South Street (Site A), East Hoathly
		S	M	L	Overall	Commentary
						• The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes. • The ongoing reserved matters planning application indicates that a play space will be provided within the northern part of the site should development come forward. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given the size of the proposed development, and the fact that large scale development will secure financial contributions for the Parish, it is likely there will be a minor positive effect on this SA Objective.
SO16	QUALITY OF LIFE & PLACE					• The planning permission for the northern part of the site has provision made for affordable housing and play space contributions, which will have a positive effect on the quality of life of residents of any development. • Given the scale of the proposal for the southern part of the site, it is considered there will be the potential for significant provision of affordable housing, custom and self-build homes and play space contributions as well. • Development will need to comply with other Local Plan policies, which will address matters of design and quality of life within the district as well as the District's Design Code. • With no details in terms of the layout or design for the southern part 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 planning permission for the northern part of the site has provision made, via a S106, for affordable housing and self-build and custom house build plots. • Given the scale of proposal for the southern land parcel, it is likely that significant affordable homes could be secured. • The effect on this SA Objective is likely to be minor positive.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 782/1950 Name: Land east of South Street (Site A), East Hoathly
		S	M	L	Overall	Commentary
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The development of this site would place future residents within close proximity of the sustainable settlement of East Hoathly and its associated services and amenities. Given the scale of these developments, it is considered that they support the long-term vitality of East Hoathly and also introduce new services and amenities within the settlement. • The effect on this SA Objective is considered to be minor positive.
SO20	EDUCATION & SKILLS					• East Hoathly Primary School lies approximately 300m to the north west of the site. • The nearest secondary education facilities are located in Uckfield, approximately 7km to the northwest and Hailsham and Ringmer, approximately 6.5km to the south west. East Hoathly is served by the 318 school bus service which provides term time access to King's Academy Ringmer Secondary School. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within East Hoathly would have an increased pressure on the primary school, which does not have the capacity to expand; therefore, a site would be needed to provide a new three form entry primary school with nursery provision. Furthermore, a one form entry expansion would be required at Kings Academy in Ringmer, subject to a feasibility study to deem if the expansion was possible. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however given the size of the site there may be some degree of pressure on school place provision which would need to be investigated. Therefore, the effects over the longer term are uncertain at this time.

SUMMARY OF RESULTS:	Site No: 782/1950 Name: Land east of South Street (Site A), East Hoathly																			
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 northern land parcel benefits from an extant reserved matters planning permission up to 55 (net) dwellings under planning reference WD/2019/1674/MAO. A reserved matters planning application pursuant to this outline is submitted under planning reference WD/2023/0633/MRM. The site does not currently benefit from planning permission nor any application for development. East Hoathly is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in East Hoathly. 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	**Major positive effects: SO14 Housing** Given the size of the site and its potential to provide specialist forms of the housing alongside market housing, the impact on this SA Objective is expected to be a major positive if the site is brought forward and makes a positive contribution to meeting the district's housing needs. **Minor positive effects: SO3 Flood Risk; SO8 Green & Blue Infrastructure, SO9 Biodiversity; SO13 Travel & Accessibility; SO15 Health & Wellbeing; SO17 Social Deprivation and Town & Village Centres** Given the northern part of site benefits from an extant planning permission and that the southern part of 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. The northern part of the site will significantly enhance green and blue infrastructure and biodiversity as part of the planning permission. 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. The northern part has achieved a suitable vehicular and pedestrian access as part of the approved planning permission. It is anticipated that this can also be achieved for the southern land parcel. Therefore, given the close proximity of the site to the existing services and amenities within East Hoathly, in addition to sustainable transport options to larger settlements, minor positive effects are expected on this SA Objective. Given the size of the proposed development, and the fact that large scale development will secure financial contributions to health & wellbeing for the Parish, it is likely there will be a minor positive effect on this SA Objective. The planning permission for the northern part of the site has provision made for affordable housing house build plots. Given the scale of proposal for the southern land parcel, it is likely that significant affordable homes could be secured.

	The development of this site would place future residents within close proximity of the sustainable settlement of East Hoathly and its associated services and amenities. Given the scale of these developments, it is considered that they support the long-term vitality of East Hoathly and also introduce new services and amenities within the settlement. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO4 Water Resources; SO6 Waste; SO7 Pollution and SO10 Landscape & Townscape** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Given the quantum of development that has already been granted within the northern part of the site and the growth sought on the southern part of the site, it is considered that there could be increased pressure on water resources, and Wealden is within a an area of serious water stress. Impacts could be mitigated through good design and compliance with local plan policies. Given the proposed scale of development and sites location at the southern edge of East Hoathly, is it likely that any development would introduce light pollution to the area. The site is within an area of the district classed by CPREs light pollution mapping as being darker. 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. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development in part due to the presence of Ancient Woodland to the south of the site and the Public Right of Way (PROW) that crosses the site. Although development would have some impact on the landscape in this location, it is considered that if mitigations can be provided as has been demonstrated within the planning permission for the northern land parcel, then the impact will be lessened. **No significant effect: SO11 Historic & Cultural Heritage; SO18 Economy & Employment; and SO19 Town & Village Centre** The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain: SO2 Climate Change Adaption; SO5 Soil, Land & Minerals; SO12 Digital Infrastructure; SO16 Quality of Life & Place and SO20 Education & Skills** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	Given the constraints identified within the evidence base and SA, and the extant planning permission on the northern parcels of land (WD/2019/1674/MAO and WD/2023/0633/MRM) within the site for up to 55 net dwellings, it is considered that the remainder of the site (the southern parcel of land) would only be appropriate for up to 30 (net) additional dwellings. The site has therefore been proposed for allocation of a total of up to 85 (net) dwellings.

	The site is located adjacent the existing built form of East Hoathly, which is considered a ‘sustainable settlement’ according to the settlement hierarchy and is included within the proposed settlement boundary for this settlement. The site conforms 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 integrated into the existing settlement, however, there would be some mitigations required as part of the design to lessen the impacts on the wider landscape. The southern part of the site would be required to provide a vehicular access via land with planning permission to the north or provide a new access onto South Street, The ancient woodland protected by a group TPO on the southern part of the site and the deciduous woodland adjacent the eastern boundary would also require the provision of a suitable buffer. The public right of way within the site would require retention and enhancement and further investigation would also be required to any potential odour mitigation given the presence of the WwTW to the south of the site.

SHELAA Ref: 837/1950 **SITE:** Land East of South Street (Site B), East Hoathly

SUSTAINABILITY OBJECTIVE		Effects				Site No: 837/1950 **Name:** Land east of South Street (Site B), East Hoathly
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is formed of agricultural land at the south eastern edge of East Hoathly. • The site is 9.72ha in size and the applicant is proposing residential development, although no specific information on the number of dwellings has been provided it is considered a significant site. • The nearest bus stop is located on South Street approximately 250m to the west of the site. This cannot currently be accessed via pedestrian footpaths. The site would rely on the land to the west to achieve a suitable pedestrian access to public transport options. • The site is located approximately 7km from the nearest train station in Uckfield, which offers services to London and Crowborough. This sustainable form of public transport cannot be accessed via pedestrian footpaths, however, the frequent bus service does provide some connection to the train station. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • East Hoathly is classed as a sustainable settlement within the Settlement Hierarchy and contains the services and facilities required to support development. The bus services within the settlement offer a frequent and sustainable mode of transport for people to access higher order settlements with more services and facilities. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement. • However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Uckfield and Hailsham), increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 837/1950 **Name:** Land east of South Street (Site B), East Hoathly
		S	M	L	Over all	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 wholly within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The sites western boundary is partially covered by surface water flood risk, therefore this would require mitigation. • The site is land and development of the site would introduce large areas of impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating • 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 wholly within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The sites western boundary is partially covered by surface water flood risk, however, given the size of the site it is likely that suitable mitigation for surface water flood risk can be provided. • A sequential approach to the location of development on site will need to be taken to direct development first to the areas of the site not at risk of flooding.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 837/1950 **Name:** Land east of South Street (Site B), East Hoathly
		S	M	L	Over all	Commentary
						• The site lies partially within an area of groundwater concern and therefore may be at risk of groundwater flooding. Further investigations would be required as part of any development. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. The applicant has indicated that SuDS will be provided as part of any development. • 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 groundwater flooding and surface water flooding, 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. • 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 under the Agricultural Land Classification (ALC). • The site is not safeguarded for minerals or waste operations.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 837/1950 **Name:** Land east of South Street (Site B), East Hoathly
		S	M	L	Over all	Commentary
						• The site is a greenfield site. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• Although there are no details for the scale of development, its location means that any development could introduce light pollution to the area, although mitigation measures should be possible. • The site is within an area of the district classed by CPREs light pollution mapping as being 'darker'. • There are currently no issues with air quality within the district. There are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 837/1950 **Name:** Land east of South Street (Site B), East Hoathly
		S	M	L	Over all	Commentary
						• The development of the site will result in an increase in traffic during construction, however any negative effects are likely to be in the short to medium term as well. • The nearest bus stop is located on South Street approximately 250m to the west of the site. This cannot currently be accessed via pedestrian footpaths. The site would rely on the land to the west to achieve a suitable pedestrian access to public transport options. • The site is located approximately 7km from the nearest train station in Uckfield, which offers services to London and Crowborough. This sustainable form of public transport cannot be accessed via pedestrian footpaths, however, the frequent bus service does provide some connection to the train station. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Given the size of the site it is likely to result in a significant number of additional cars on the road despite the sites good public transport options and close proximity to East Hoathly. • The site would also be required to provide mitigation to the sewage works located adjacent the south western boundary of the site. • The impacts on this SA Objective are likely to be minor negative overall due to air pollution from traffic emissions as given the size of the site, development will result in a significant number of additional cars on the road. This can be somewhat mitigated by the sites location adjacent to existing services and facilities and close proximity to a well connected bus service, although some impacts will remain.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are extensive trees and hedgerows located along the site boundaries. There is a parcel of woodland located within the south western corner of the site. A parcel of ancient woodland (Martinland Wood) forms the sites south western boundary and is subject to group TPO NO 48, 200. A parcel of priority habitat deciduous woodland lies adjacent the sites western boundary. A suitable buffer would be required. • These features provide excellent stepping stones and wildlife corridors to the countryside that surrounds the site to the south and west.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 837/1950 **Name:** Land east of South Street (Site B), East Hoathly
		S	M	L	Over all	Commentary
						• The trees, hedgerows and woodland contribute towards the green infrastructure network of the site as well as to the wider greenfield network. • Development would need to seek to retain and enhance the existing trees , hedgerows and woodland within the site and along its boundaries to maintain and enhance the green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is uncertain at this time as much will depend on the mitigation measures implemented alongside any development.
SO9	BIODIVERSITY					• There are no designated sites within the site, however, parts of the woodland to the west are classified as a priority habitat. • There are no irreplaceable habitats within the site. • The site does not lie within a Biodiversity Opportunity Area (BOA). • The trees, hedgerows and woodland located along site boundaries and within the site contribute to the biodiversity of the site and provide connectivity to the wider area. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • No detailed scheme for the site has been put forward as of yet. • Other policies within the Local Plan will address the protection and enhancement of biodiversity, as well as the requirement to provide at least 20% BNG together with the retention and protection of trees, woodlands and hedgerows. Development would need to be in compliance with the relevant polices. • The impact on the SA Objective is considered to be uncertain, as much will depend on the mitigation measures implemented alongside any development

SUSTAINABILITY OBJECTIVE		Effects				Site No: 837/1950 **Name:** Land east of South Street (Site B), East Hoathly
		S	M	L	Over all	Commentary
SO10	LANDSCAPE & TOWNSCAPE					• The site lies outside of the High Weald National Landscape, however, there are far reaching views towards the South Downs National Park. • The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity. The site is divided from site 782/1950 by a stream and dense belt of woodland and the land slopes to the east and north-east. The elevated parts of the site are open and exposed in long range views to the south. • The development of this site for housing would have a detrimental impact on landscape character in this location as the site is detached from East Hoathly and would appear highly imposing in the landscape due to the sites topography. • Developing this site will introduce significant built form into a largely rural area • The scale of this development would have a significantly detrimental impact upon the existing landscape and townscape that would result in some impact. The site is severed from East Hoathly and is significantly more exposed in the landscape, therefore, a **Major Negative** effect is considered for 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 nearest bus stop is located on South Street approximately 250m to the west of the site. This cannot currently be accessed via pedestrian footpaths. The site would rely on the land to the west to achieve a suitable pedestrian access to public transport options.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 837/1950 **Name:** Land east of South Street (Site B), East Hoathly
		S	M	L	Over all	Commentary
						There is a frequent hourly bus service Monday to Saturday with journey times of around 17 minutes to Uckfield and 17 minutes to Hailsham. • The site is located approximately 6.5km from the nearest train station in Uckfield, which offers services to London and Crowborough. This sustainable form of public transport cannot be accessed via pedestrian footpaths, however, the frequent bus service does provide some connection to the train station. • East Hoathly with Halland Footpath 18b crosses through eastern part of the site from north to south and would require integration and enhancement as part of any development. • The site would require vehicular and pedestrian access to be gained from the land to the west (782/1950), however, this is considered achievable as the land is under the same ownership. The existing vehicular and pedestrian access onto South Street to the west would require significant upgrading. Traffic calming measures may be required to be introduced along South Street. Proposals may be required to contribute financially to improvement works for the South Street/A22 junction that lies to the south west of the site. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be minor positive given the proximity of the site to existing bus stops and a sustainable settlement. However, it is acknowledged that pedestrian and vehicular access to the site will need to be established via land to the west and that details of the scheme are yet to be submitted.
SO14	HOUSING					• Although there are no detailed plans for housing delivery on this site at the moment, given its size it likely that development would significantly contribute to the district's identified housing need. • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter. • The impact on this SA Objective is expected to be a major positive if this significant site is brought forward as it will make a positive contribution to meeting the district's housing

SUSTAINABILITY OBJECTIVE		Effects				Site No: 837/1950 **Name:** Land east of South Street (Site B), East Hoathly
		S	M	L	Over all	Commentary
						needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as part of any development as it will accommodate more than 10 (net dwellings). • East Hoathly benefits from an existing GP practice, although this is currently operating within 86% of the clinical space it requires. The existing capacity within the health sector for this area would need to be expanded. • The nearest dentists and pharmacy lie within Uckfield, approximately 6.5km to the north west of the site. The nearest hospital is Uckfield, however, this does not contain an A&E department, the closest of which is Eastbourne, which lies approximately 18km to the south east. • The Wealden Open Space Assessment (2022) finds that there is currently no significant deficit in open space provision within East Hoathly with Halland Parish in terms of quantity or accessibility however the priority is to enhance lower quality sites (Church Marks Lane AGS, Nightingales AGS and Moat Wood. • Given the size of the site, it may be possible to seek contributions toward these quality improvements from any development. • The site is not proposing any health and wellbeing facilities or improvements to open space provision within East Hoathly. • Whilst there are no details of the proposed housing development for the site, it is likely that some level of developer contributions would result from the development of this site for quality improvements to the open spaces mentioned and health and wellbeing infrastructure. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • Whilst there are currently a lack of scheme details, given the proposed scale of the site, it is likely that contribution towards health and wellbeing provision will likely be achievable and the effect is therefore minor positive on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 837/1950 **Name:** Land east of South Street (Site B), East Hoathly
		S	M	L	Over all	Commentary
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The site is proposed for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • Given that future residents of the site would be in close proximity and with sustainable access to the services and facilities within East Hoathly (provided vehicular and pedestrian connectivity into the site can be achieved), this will help support the vitality and viability of the services within East Hoathly. Therefore, minor positive effects are expected on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 837/1950 **Name:** Land east of South Street (Site B), East Hoathly
		S	M	L	Over all	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 site is within walking distance of East Hoathly Primary School, which provides education from nursery to year 6. Pedestrian improvements would be required to provide pedestrian connectivity to the school. • The nearest secondary education facilities are located in Uckfield, approximately 6.5km to the northwest and Hailsham and Ringmer, approximately 7km to the south west. East Hoathly is served by the 318 school bus service which provides term time access to King's Academy Ringmer Secondary School. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within East Hoathly would have an increased pressure on the primary school, which does not have the capacity to expand; therefore, a site would be needed to provide a new three form entry primary school with nursery provision. Furthermore, a one form entry expansion would be required at Kings Academy in Ringmer, subject to a feasibility study to deem if the expansion was possible. • The proposals have indicated that educational facilities could be provided on-site to support the quantum of growth within this location. • 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: 837/1950	Name: Land east of South Street (Site B), East Hoathly																		
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. East Hoathly is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in East Hoathly. 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	**Major positive effects: SO14 Housing** The impact on this SA Objective is expected to be a major positive if this significant site is brought forward as it will make a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward. **Minor positive effects: SO3 Flood Risk; SO 13 Travel & Accessibility; SO15 Health and Wellbeing and SO19 Town & Village Centres** Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for groundwater flooding and surface water flooding, the impact on this SA Objective is likely to be **minor positive** over all timeframes. The impact on this SA Objective is considered to be minor positive given the proximity of the site to existing bus stops and a sustainable settlement. However, it is acknowledged that pedestrian access to the site will need to be established via a crossing point or new footpaths on the south side of London Road and that details of the scheme are yet to be submitted. Whilst there are currently a lack of scheme details, given the proposed scale of the site, it is likely that contribution towards health and wellbeing provision will likely be achievable and the effect is therefore minor positive on this SA Objective Due to the location of the site and the significant scale of the proposed development, it is considered there would be minor positive effect on SA Objective 19. **Major negative effects: SO10 Landscape and Townscape** The scale of this development would have a significantly detrimental impact upon the existing landscape and townscape that would result in some impact. The site is severed from East Hoathly and is significantly more exposed in the landscape, therefore, a major negative effect is considered for this SA Objective. **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 impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Given the size of the site and quantum of development, an increase in air pollution from traffic emissions could occur however this can be somewhat mitigated by the sites location adjacent to existing services and facilities and close proximity to a well-connected bus service. **No significant effect: SO11 Historic & Cultural Heritage and SO18 Economy & Employment** The site will not impact upon any listed Buildings or conservation areas. The site lies within an ANA and investigations will be required; however, any development will still have no significant effect. Due to the proposals for the site, no significant effects are expected on SO18. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO17 Social Deprivation and SO20 Education & Skills** 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 as development is severed from East Hoathly and is significantly more exposed within the landscape, meaning that development would have a significant impact upon the landscape and townscape that could not be mitigated.

SHELAA Ref: 985/1950 **SITE:** Harrison's, South of London Road, East Hoathly

SUSTAINABILITY OBJECTIVE		Effects				Site No: 985/1950 Name: Harrison's, south of London Road, East Hoathly
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site currently comprises greenfield land in agricultural use. • The site is 6.67ha in size and the applicant is proposing 180 (net) dwellings on the site. • The site lies at the northwestern periphery of East Hoathly. • The site is within 600m of public transport in the form of bus services, which offers services to Uckfield, Hailsham and Eastbourne, however, there is currently no pedestrian connectivity to the bus stop. • The site is located approximately 6.5km from the nearest train station in Uckfield, which offers services to London and Crowborough. This sustainable form of public transport cannot be accessed via pedestrian footpaths, however, the frequent bus service does provide some connection to the train station. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • East Hoathly is classed as a sustainable settlement within the Settlement Hierarchy and contains the services and facilities required to support development. The bus services within the settlement offer a frequent and sustainable mode of transport for people to access higher order settlements with more services and facilities. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement. • However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Uckfield and Hailsham), increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 985/1950 Name: Harrison's, south of London Road, East Hoathly
		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 also no risk of surface water flooding within the site. The site passes the sequential test in terms of flood risk. • The site is greenfield currently and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment and there is no risk of surface water flooding. • The western part of the site lies within area of groundwater concern and therefore may be at risk of groundwater flooding. Further investigations would be required as part of any development. • The site passes the sequential test, and the proposed development is suitable for this site. • 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: 985/1950 Name: Harrison's, south of London Road, East Hoathly
		S	M	L	Overall	Commentary
						• Given the site is not at risk of fluvial flooding or surface water flooding, and that policies within the plan will provide for suitable mitigation for groundwater flooding, the impact on this SA Objective is likely to be **minor positive** over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or within close proximity. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • 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 a greenfield site in agricultural use but is not classified under the Agricultural Land Classification Survey. • The site is not safeguarded for minerals or waste operations. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 985/1950 Name: Harrison's, south of London Road, East Hoathly
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• Given the proposed scale of development and sites location at the north western edge of East Hoathly, is it likely that any development would introduce significant light pollution to the area. The site is within an area of the district classed by CPREs light pollution mapping as being darker. It is likely that the application of relevant Local Plan policies will mitigate any impacts. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The site is within 600m of bus services however there is a lack of pedestrian access to the bus stop, albeit development could provide improvements to pedestrian access which would make this form of public transport a more attractive choice. Uckfield Train Station lies a significant distance from the site (6.5km) and would result in a reliance on the private motor vehicle to access this form of public transport.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 985/1950 Name: Harrison's, south of London Road, East Hoathly
		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. • Given the scale of development proposed, there is likely to be a significant increase in traffic and congestion on the road network. Transport surveys and modelling will be required to ascertain the impact on the road network and identify mitigation measures. • There could be noise pollution from traffic on the A22, which lies a short distance to the west of the site, which would require mitigation. • The impacts on this SA Objective are likely to be minor negative overall due to air pollution from traffic emissions as given the size of the site as development will result in a significant number of additional cars on the road. This can be somewhat mitigated by the sites location adjacent to existing services and facilities and close proximity to a well connected bus service, although some impacts will remain.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are mature trees and hedgerows located on the site boundaries, which provide good wildlife corridors and stepping stones to the wider area, particularly the ancient woodland which adjoins the sites western and southern boundaries. However, there is limited vegetation within the site. • 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. • Development would need to provide at least a 15m buffer to the ancient woodland that is located adjacent the sites western and southern boundaries. This woodland to the south is also protected by group TPO 30,200. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. The applicant has confirmed within the SHELAA application form that they will be providing enough open space to achieve these requirements. • 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: 985/1950 Name: Harrison's, south of London Road, East Hoathly
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is considered to be uncertain at this time , as much will depend on the mitigation measures implemented alongside any development.
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site, however parts of the woodland to the south and west are classified as a priority habitat. • There are no irreplaceable habitats within the site or in proximity to the site. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • There are a number of trees and hedgerows located along the site boundaries which provide good wildlife corridors and stepping stones to the wider area, particularly the woodland which adjoins the sites southern and western boundaries. Development would need to seek to retain and enhance these features. • No detailed scheme for the site has been put forward as of yet. • Other policies within the Local Plan will address the protection and enhancement of biodiversity, as well as the requirement to provide at least 20% BNG together with the retention and protection of trees, woodlands and hedgerows. Development would need to be in compliance with the relevant polices. • The impact on the 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 located at the northwestern periphery of East Hoathly and is currently separated from the built-up area by the East Hoathly with Halland Community Garden (allotments), SHELAA site 466/1950) and the recreation ground. • The site is severed from the existing built development associated with East Hoathly, however, Planning permission has recently been granted for land to the north of London Road for 205 homes (SHELAA site 773/1950) and this has now begun construction. • The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development. • The site has a limited relationship to the historic settlement core of East Hoathly, and the movement and noise associated with London Road decreases sensitivity. Furthermore,

SUSTAINABILITY OBJECTIVE		Effects				Site No: 985/1950 Name: Harrison's, south of London Road, East Hoathly
		S	M	L	Overall	Commentary
						the site is well contained within the existing landscape, with the ancient woodland acting as a landscape buffer for the site. • The site is located within an assart fieldscape of predominantly medium scaled fields which increases their sensitivity. Several public rights of way, including the Wealdway, pass near the site and through its boundaries which increase sensitivity. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The impact is expected to be minor negative as development will have an impact on the existing landscape and townscape but this could be reduced through suitable mitigation measures.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a Conservation Area, however the East Hoathly Conservation Area lies to the south east of the site, but this is severed from the site by ancient woodland and East Hoathly Primary School, therefore the impact is limited. • It is considered that the impacts on this SA Objective are uncertain as much will depend on archaeological investigations of the site, should these be required by the County archaeologist. • Other policies within the Local Plan will address matters of protecting and enhancing historic character and cultural heritage and any development will need to be in compliance with the relevant policies. • The site will not impact upon any listed Buildings or conservation areas. The site lies within an ANA and investigations will be required, however, any development is still likely to 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 985/1950 Name: Harrison's, south of London Road, East Hoathly
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is within 600m of a bus stop, however neither can be reached on foot currently. In addition, there is a frequent hourly bus service Monday to Saturday with journey times of around 19 minutes to Uckfield and 15 minutes to Hailsham. • Uckfield Station lies approximately 6.5km from the site and cannot be accessed on foot. The bus service provides a sustainable transport option to Uckfield station, however, it is likely that many would still rely on the private motor vehicle. • Development of the site is still likely to result in some degree of increase in car use to reach services and facilities, although this could be mitigated over time with improvements to pedestrian access to the bus stop and train station. • East Hoathly with Halland Footpath 22c crosses east to west through the southern part of the site. East Hoathly with Halland Footpaths 22a, 22b, and 24 also lie in close proximity to the site. • There are footpaths along the north side of Station Road that extend to the site, however, there is no formal crossing point to access the site. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be minor positive given the proximity of the site to existing bus stops and a sustainable settlement. However, it is acknowledged that pedestrian access to the site will need to be established via a crossing point or new footpaths on the south side of London Road and that details of the scheme are yet to be submitted.
SO14	HOUSING					• The proposed development of the site for 180 (net) dwellings has the potential to significantly contribute to the district's identified housing need and is within a sustainable settlement in line with the Spatial Strategy.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 985/1950 Name: Harrison's, south of London Road, East Hoathly
		S	M	L	Overall	Commentary
						• However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter. • The impact on this SA Objective is expected to be a **major positive** if this significant site is brought forward as it will make a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as it is proposed for more than 10 (net) dwellings. • East Hoathly benefits from an existing GP practice, although this is currently operating within 86% of the clinical space it requires. The existing capacity within the health sector for this area would need to be expanded. • The nearest dentists and pharmacy lie within Uckfield, approximately 5.5km to the north west of the site. The nearest hospital is Uckfield, however, this does not contain an A&E department, the closest of which is Eastbourne, which lies approximately 18km to the south east. • The Wealden Open Space Assessment (2022) finds that there is currently no significant deficit in open space provision within East Hoathly with Halland Parish in terms of quantity or accessibility however the priority is to enhance lower quality sites (Church Marks Lane AGS, Nightingales AGS and Moat Wood. • The site is not proposing any health and wellbeing facilities or improvements to the current open space and sports pitch deficits in East Hoathly, however, given the proposed scale of development contributions to provision/improvements may be achievable. • The site is however adjacent to a recreation ground and if access is achievable from the site, this would positively benefit the residents of the site. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Whilst there are currently a lack of scheme details, given the proposed scale of the site, it is likely that contribution towards health and wellbeing provision will likely be achievable and the effect is therefore minor positive on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 985/1950 Name: Harrison's, south of London Road, East Hoathly
		S	M	L	Overall	Commentary
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Given the size of the site, it is considered there will be the potential for significant provision of affordable housing, custom and self-build homes and play space contributions as well, which will contribute to quality-of-life improvements. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is in close proximity to the services and facilities within East Hoathly. The size of growth proposed is also likely to support the vitality of the settlement.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 985/1950 Name: Harrison's, south of London Road, East Hoathly
		S	M	L	Overall	Commentary
						• It is considered that the long term viability of East Hoathly village centre will still continue if this site did not come forward, therefore no significant are 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 site is within walking distance of East Hoathly Primary School, which provides education from nursery to year 6. Pedestrian improvements would be required to provide pedestrian connectivity to the school. • The nearest secondary education facilities are located in Uckfield, approximately 6.2km to the northwest and Hailsham and Ringmer, approximately 7km to the south west. East Hoathly is served by the 318 school bus service which provides term time access to King's Academy Ringmer Secondary School. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within East Hoathly would have an increased pressure on the primary school, which does not have the capacity to expand; therefore, a site would be needed to provide a new three form entry primary school with nursery provision. Furthermore, a one form entry expansion would be required at Kings Academy in Ringmer, subject to a feasibility study to deem if the expansion was possible. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however given the size of the site there may be some degree of pressure on school place provision which would need to be investigated. Therefore, the effects over the longer term are uncertain at this time.

SUMMARY OF RESULTS:	Site No: 985/1950	Name: Harrison's, south of London Road, East Hoathly																		
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. East Hoathly is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in East Hoathly. 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	**Major positive effects: SO14 Housing** The impact on this SA Objective is expected to be a major positive if this significant site is brought forward as it will make a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward. **Minor positive effects: SO3 Flood Risk; SO 13 Travel & Accessibility and SO15 Health and Wellbeing** Given the site is not at risk of fluvial flooding or surface water flooding, and that policies within the plan will provide for suitable mitigation for groundwater flooding, the impact on this SA Objective is likely to be **minor positive** over all timeframes. The impact on this SA Objective is considered to be minor positive given the proximity of the site to existing bus stops and a sustainable settlement. However, it is acknowledged that pedestrian access to the site will need to be established via a crossing point or new footpaths on the south side of London Road and that details of the scheme are yet to be submitted. Whilst there are currently a lack of scheme details, given the proposed scale of the site, it is likely that contribution towards health and wellbeing provision will likely be achievable and the effect is therefore minor positive on this SA Objective **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution and SO10 Landscape and Townscape** 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. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.

	The impacts on this SA Objective are likely to be minor negative overall due to air pollution from traffic emissions as given the size of the site as development will result in a significant number of additional cars on the road. This can be somewhat mitigated by the sites location adjacent to existing services and facilities and close proximity to a well connected bus service, although some impacts will remain. The impact is expected to be minor negative as development will have an impact on the existing landscape and townscape but this could be reduced through suitable mitigation measures. **No significant effect: SO11 Historic & Cultural Heritage; SO18 Economy & Employment and SO19 Town and Village Centre** The site will not impact upon any listed Buildings or conservation areas. The site lies within an ANA and investigations will be required; however, any development will still have no significant effect. Due to the proposals for the site, no significant effects are expected on SO18. It is considered that the long term viability of East Hoathly village centre will still continue if this site did not come forward, therefore no significant are expected on this SA Objective. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO17 Social Deprivation and SO20 Education & Skills** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 180 (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 150 (net) dwellings and has been proposed for allocation on this basis. Given the site's size (ha) 150 (net) dwellings is considered to be an appropriate density of development for the sites location. The site is within a sustainable location for growth, close to existing services and facilities and access via public transport to higher order sustainable settlements such as Hailsham and Uckfield. The site is well enclosed within the landscape, although any development would need to protect and enhance boundary vegetation and take into consideration the ancient woodland, TPO and priority habitat that surrounds the site to the south and west. The public right of way network that crosses the site and the Conservation Area to the south east would also require consideration. Mitigation measures would need to be identified for any development in line with other relevant Local Plan polices i.e. those on energy efficiency, flood risk, water efficiency, biodiversity, waste, pollution, health and wellbeing etc.

SHELAA Ref: 996/1950 **SITE:** Hesmonds Stud, East Hoathly

SUSTAINABILITY OBJECTIVE		Effects				Site No: 996/1950 Name: Hesmonds Stud, East Hoathly
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is primarily in use for equestrian uses at Hesmond Stud and its main facilities and stable buildings are in the southern portion of the site. There are several equestrian buildings located within the central and northern parts of the site. There are significant parcels of woodland located within the northern and southwestern parts of the site. • The site is 192.7ha in size and is being promoted for up to 3000 (net) dwellings, inclusive of 30% affordable housing. The applicant has also indicated that 23,500 of employment use could be provided on site. This could potentially include the use of working farm shops and studios and workshops. Proposals also include a public community zone, outdoor classroom, playing fields, educational facilities and allotments. The applicant has proposed that development would protect and enhance existing landscape features, watercourses and lakes. The proposal would also provide for woodland trails and the planting of native and plant species. • The nearest bus stops are located within Halland adjacent the southwestern corner of the site on the A22. There are also bus stops located within East Hoathly approximately 800m to the southeast of the site. These cannot currently be accessed by pedestrian footpaths, however, it is anticipated that these can be created as part of the development. • The site is located approximately 5km from the nearest train station in Uckfield, which offers services to London and Crowborough. This sustainable form of public transport cannot be accessed via pedestrian footpaths; however, the frequent bus service does provide some connection to the train station. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • East Hoathly is classed as a sustainable settlement within the Settlement Hierarchy and contains the services and facilities required to support development. The bus services within the settlement offer a frequent and sustainable mode of transport for people to access higher order settlements with more services and facilities.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 996/1950 Name: Hesmonds Stud, East Hoathly
		S	M	L	Overall	Commentary
						• The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement. • However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Uckfield and Hailsham), increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Given the significant size of the proposed development, there will be an increase in car use to reach other settlements increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • 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 mostly within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. However, parts of the south western part of the site are within Flood Zone 2 and 3 given the presence of a watercourse in this location. • There are parts of the site that are covered by surface water flood risk, therefore this would require mitigation. • The site is currently mostly greenfield land and development of the site would introduce large areas of impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 996/1950 Name: Hesmonds Stud, East Hoathly
		S	M	L	Overall	Commentary
						• The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies mostly within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. However, parts of the south western part of the site are within Flood Zone 2 and 3 given the presence of a watercourse in this location. • The site is affected by surface water flood risk at sporadic points within the site, however, this is largely located in close proximity to the watercourse that bisects the site. It is likely that given the size of the proposed development that suitable mitigation for surface water flood risk can be provided. • A sequential approach to the location of development on site will need to be taken to direct development first to the areas of the site not at risk of flooding. • Approximately half of the site is within area of groundwater concern and therefore may be at risk of groundwater flooding. Further investigations would be required as part of any development. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. The applicant has indicated that SuDS will be provided as part of any development. • 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. • The proposals for the site indicate that extensive SuDS and watercourse management will be used to manage flood risk within the site and to provide biodiversity enhancements within the site. • Given that the proposals indicate that fluvial flood risk in the site can be managed and that policies within the plan will provide for suitable mitigation for the management of surface water runoff and groundwater flooding, the impact on this SA Objective is likely to be minor positive over all timeframes.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 996/1950 Name: Hesmonds Stud, East Hoathly
		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. • A watercourse runs east to west through the southern part of the site 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 under the Agricultural Land Classification (ALC). • The site is not safeguarded for minerals or waste operations. • The site is a mixed use site. • 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. • The proposed scheme looks to enhance biodiversity and landscape features of the site which may help safeguard soil health however this is far from certain and there will be soil excavation as part of development. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 996/1950 Name: Hesmonds Stud, East Hoathly
		S	M	L	Overall	Commentary
						• Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is located within a 'darker' area as classified by CPREs light pollution mapping. • Given the size and location of this site and the potential quantum of development that is proposed, significant levels of light pollution are likely to be introduced. • There are currently no issues with air quality within the district. There are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The site is likely to be impacted by the noise generated from the A22 to the south and this would require mitigation. • The development of the site will result in an increase in traffic during construction, however any negative effects are likely to be in the short to medium term as well. • The nearest bus stops are located within Halland adjacent the southwestern corner of the site on the A22. There are also bus stops located within East Hoathly approximately 800m to the southeast of the site. These cannot currently be accessed by pedestrian footpaths, however, it is anticipated that these can be created as part of the development. • The site is located approximately 5km from the nearest train station in Uckfield, which offers services to London and Crowborough. This sustainable form of public transport cannot be accessed via pedestrian footpaths,

SUSTAINABILITY OBJECTIVE		Effects				Site No: 996/1950 Name: Hesmonds Stud, East Hoathly
		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. • Given the size of the site it is likely to result in a significant number of additional cars on the road despite the sites good public transport options and close proximity to East Hoathly. • The impacts on this SA Objective are likely to be major negative overall due to air pollution from traffic emissions as given the size of the site as development will result in a significant number of additional cars on the road. This can be somewhat mitigated by the sites location adjacent to existing services and facilities and close proximity to a well connected bus service, although given the quantum of development significant impacts will remain.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are extensive trees and hedgerows located along the site boundaries and along the field boundaries within the site. There are also significant parcels of ancient woodland that are located at sporadic points throughout the site, which are also classified as priority habitats and some of which are protected by group TPOs. These features provide excellent stepping stones and wildlife corridors to the countryside that surrounds the site to the south and west. • The trees, hedgerows and woodland contribute towards the green infrastructure network of the site as well as to the wider greenfield network. • A watercourse crosses east to west through the southern part of the site. • Development would need to seek to retain and enhance the existing hedgerows and trees on the boundaries of the site and those within the site to maintain and enhance the green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • The submitted proposal forms for the site indicate that green and blue infrastructure will be protected and enhanced as part of any development. • The proposed scheme is seeking to deliver attractive and publicly accessible green space on site. This includes the creation of allotments, woodland trails and outdoor learning spaces.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 996/1950 Name: Hesmonds Stud, East Hoathly
		S	M	L	Overall	Commentary
						• As currently submitted, the development would require the removal of ancient woodland within the southern part of the site to allow for the creation of a suitable vehicular access to serve the quantum of development envisioned on the site. • Whilst the development is looking to enhance and protect green and blue infrastructure on the site, the development would result in the removal of ancient woodland, which is also classified as a priority habitat. The impact on this SA Objective is therefore considered to be minor negative.
SO9	BIODIVERSITY					• This site is likely to have significant biodiversity value given its size and the significant amount of trees, hedges and woodland located within the site and along its boundaries. • There are significant parcels of ancient woodland within the site that is also classified as deciduous woodland priority habitat. • The trees, hedgerows and woodland located along site boundaries and within the site contribute to the biodiversity of the site and provide connectivity to the wider area. • Other policies within the Local Plan will address matters of the retention, protection and creation biodiversity, and any development will need to be in compliance with the relevant policies. • The scheme proposed is seeking to provide significant biodiversity protection, creation and enhancement through retaining and enhancing trees and hedgerows within the site, enhancing existing habitats and creating new ones. Furthermore, the proposals will include significant SuDS and the management of the existing watercourse. • As currently submitted, the development would require the removal of priority habitat deciduous woodland within the southern part of the site to allow for the creation of a suitable vehicular access to serve the quantum of development envisioned on the site. • Following consideration of the above, whilst the development is looking to enhance and protect biodiversity on site, the development would result in the removal of a

SUSTAINABILITY OBJECTIVE		Effects				Site No: 996/1950 Name: Hesmonds Stud, East Hoathly
		S	M	L	Overall	Commentary
						priority habitat. The impact on this SA Objective is therefore considered to be minor negative.
SO10	LANDSCAPE & TOWNSCAPE					• This is a significant site located in the countryside between East Hoathly and Halland and would result in the coalescence of these two settlements. • The site lies outside of the High Weald National Landscape, however, there are far reaching views towards the South Downs National Park. • Developing this site will introduce significant built form into a largely rural area. • The 2023 Landscape Sensitivity Assessment states that the site has a moderate-high sensitivity to small scale residential development and high sensitivity to medium scale residential and commercial/industrial development. The site demonstrates many of the characteristics of the wider assessment unit which increases sensitivity, including extensive areas of woodland on the peripheries of the site, much of which is ancient in origin; a historic field pattern of small to medium scale assart and piecemeal enclosure; the network of public rights of way which cross the site including the Wealdway; intervisibility with the South Downs National Park; and the strong rural character and sense of tranquillity and experience of dark skies. However, there is an extensive presence of horse paddocks across central areas of the site which has influenced the historic field pattern and resulted in a relatively open character, and the site is relatively contained in medium and longer-distance views from the surrounding landscape. • The proposed development includes an extensive landscaping scheme to address the issues including the provision of and enhancement of trees, hedgerows and woodland. • The scale of this development would have a significantly detrimental impact upon the landscape that would result in some impact. However, it is acknowledged that the proposals include significant mitigations and enhancements to minimise the impacts upon the existing landscape and townscape. Therefore, a minor negative effect is considered for this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The East Hoathly with Halland Conservation Area lies some considerable distance to the southeast of the site and will not be impacted by development. • The site is not located within an Archaeological Notification Area.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 996/1950 Name: Hesmonds Stud, East Hoathly
		S	M	L	Overall	Commentary
						• A Listed Building (Whyly) is located to the east of the site and its setting could potentially be impacted by development. • 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					• The nearest bus stops are located within Halland adjacent the southwestern corner of the site on the A22. There are also bus stops located within East Hoathly approximately 800m to the southeast of the site. These cannot currently be accessed by pedestrian footpaths, however, it is anticipated that these can be created as part of the development. There is a frequent hourly bus service Monday to Saturday with journey times of around 17 minutes to Uckfield and 17 minutes to Hailsham. • The site is located approximately 5km from the nearest train station in Uckfield, which offers services to London and Crowborough. This sustainable form of public transport cannot be accessed via pedestrian footpaths, however, the frequent bus service does provide some connection to the train station. • The site is within walking distance of the significant services and facilities available within East Hoathly. • A number of Public Rights of Way are located within the site and these would require integration and enhancement as part of any development. • The proposals indicate that development will be seeking to create a 20-minute neighbourhood which is walkable and compact where people are able to access services and facilities needed for daily life within a 10 minute round trip from home. • The development of this site would require the provision of an upgraded vehicular access from the B2192 to the west or the A22 to the south. The access to the south would

SUSTAINABILITY OBJECTIVE		Effects				Site No: 996/1950 Name: Hesmonds Stud, East Hoathly
		S	M	L	Overall	Commentary
						require the removal of priority habitat ancient woodland, which would have a significant impact upon the achievability of the site. However, given the site is for such a considerable quantum of development, the loss of this parcel of ancient woodland may potentially be outweighed by the benefits of development. • The development is located in close proximity to a sustainable settlement and would benefit from sustainable forms of public transport. Furthermore, proposals for the site have indicated that developers will be seeking the creation of the 20-minute neighbourhood. However,
SO14	HOUSING					• The proposed development of this site for residential has the potential to significantly contribute to the district's identified housing need and is located adjacent a sustainable settlement (East Hoathly). • The promoter for the site has indicated that the development of the site would include market housing and affordable housing. The proposals indicate the development would bring forward a mix of housing units to meet the varying needs of the Districts population. • Given the size of the site and its potential to provide specialist forms of the housing alongside market housing, the impact on this SA Objective is expected to be a major positive if the site is brought forward and makes a positive contribution to meeting the district's housing needs. However, this is dependent on the planning balance in favour of the development outweighing the impact upon the ancient woodland.
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as part of any development as it will accommodate more than 10 (net dwellings). • East Hoathly benefits from an existing GP practice, although this is currently operating within 86% of the clinical space it requires. The existing capacity within the health sector for this area would need to be expanded. • The nearest dentists and pharmacy lie within Uckfield, approximately 5.5km to the north west of the site. The nearest hospital is Uckfield, however, this does not contain an A&E department, the closest of which is Eastbourne, which lies approximately 18km to the south east. • The Wealden Open Space Assessment (2022) finds that there is currently no significant deficit in open space provision within East Hoathly with Halland Parish in terms of

SUSTAINABILITY OBJECTIVE		Effects				Site No: 996/1950 Name: Hesmonds Stud, East Hoathly
		S	M	L	Overall	Commentary
						quantity or accessibility however the priority is to enhance lower quality sites (Church Marks Lane AGS, Nightingales AGS and Moat Wood. • The promoter for the site has indicated that leisure and community facilities could be provided on the site, however, there is a lack of specific details submitted. • Given the proposed scale of development contributions to provision/improvements for health and wellbeing facilities are likely to be achievable. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • Given that the site is in close proximity of health services and that the scale of development is likely to mean some degree of contributions towards and health and wellbeing improvements could be achieved. Furthermore, the proposals have indicated that leisure and community facilities could be provided on site, which will improve health and wellbeing. The effect is considered to be major 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. • The promoter for the site has already indicated that affordable housing could be provided on site. Furthermore, given the size of the site it is likely that older persons housing and self-build and custom house build plots could also be provided on site. • The promoter has also indicated that a leisure and community facilities could be provided on site. There is a lack of details submitted at this current time, however, it is known that community allotments would be provided. • 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. • The proposed scheme looks to create safe, attractive and socially integrated spaces within the development to improve quality of life. This includes the creation of 20-minute neighbourhoods and the provision of leisure and community facilities. The effects are expected to be minor positive.
SO17	SOCIAL					• Much will depend on the implementation of development in accordance with relevant policies within the Local Plan.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 996/1950 Name: Hesmonds Stud, East Hoathly
		S	M	L	Overall	Commentary
	DEPRIVATION					• The proposed scheme seeks to deliver a wider range of housing types, community spaces and infrastructure to assist in reducing social deprivation. • The effects are expected to be minor positive
SO18	ECONOMY & EMPLOYMENT					• The site is proposing for mixed use development, including housing, leisure and community facilities, although no specifics as to the level of employment that will be provided as part of the leisure and community facilities has so far been provided. • The proposed development has indicated that some retail, leisure and community facilities could be provided as part of any development, which would provide jobs as part of any development. • However, as there has been no further information provided regarding the retail, leisure and community facilities to be provided on site, the impact on this SA Objective in the medium to long term is considered uncertain at this stage. There are still some minor positive effects on this SA Objective in the short term due to the creation of jobs during the construction of development.
SO19	TOWN & VILLAGE CENTRES					• The development of this site is likely to result in retail space as part of the development, however, no further details have been provided as to the quantum of this. • Other policies within the Local Plan will deal specifically with town and village centres and their viability and vitality. • The development of this site would place future residents within close proximity of the sustainable settlement of East Hoathly and its associated services and amenities. Furthermore, this site is likely to secure the long term future of the service and amenities located within East Hoathly as well as providing additional services and amenities for residents. • Therefore, it is considered that there will be a minor positive 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 996/1950 Name: Hesmonds Stud, East Hoathly
		S	M	L	Overall	Commentary
						• The site is within walking distance of East Hoathly Primary School, which provides education from nursery to year 6. Pedestrian improvements would be required to provide pedestrian connectivity to the school. • The nearest secondary education facilities are located in Uckfield, approximately 5km to the northwest and Hailsham and Ringmer, approximately 7km to the south west. East Hoathly is served by the 318 school bus service which provides term time access to King's Academy Ringmer Secondary School. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within East Hoathly would have an increased pressure on the primary school, which does not have the capacity to expand; therefore, a site would be needed to provide a new three form entry primary school with nursery provision. Furthermore, a one form entry expansion would be required at Kings Academy in Ringmer, subject to a feasibility study to deem if the expansion was possible. • The proposals have indicated that educational facilities could be provided on-site to support the quantum of growth within this location. • Given the size of the site there may be some degree of pressure on school place provision which would need to be investigated. The proposals have indicated that this could be met via the provision of an educational facility on-site, which could resolve. Therefore, the effects over the longer term are major positive at this time.

SUMMARY OF RESULTS:	Site No: 996/1950 Name: Hesmonds Stud, East Hoathly																			
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. East Hoathly is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in East Hoathly. 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	**Major positive effects: SO14 Housing; SO15 Health & Wellbeing and SO20 Education & Skills** Given the size of the site and its potential to provide specialist forms of the housing alongside market housing, the impact on this SA Objective is expected to be a major positive if the site is brought forward and makes a positive contribution to meeting the district's housing needs. Given that the site is in close proximity of health services and that the scale of development is likely to mean some degree of contributions towards and health and wellbeing improvements could be achieved. Furthermore, the proposals have indicated that leisure and community facilities could be provided on site, which will improve health and wellbeing. The effect is considered to be major positive. Given the size of the site there may be some degree of pressure on school place provision which would need to be investigated. The proposals have indicated that this could be met via the provision of an educational facility on-site, which could resolve. Therefore, the effects over the longer term are major positive at this time. **Minor positive effects: SO3 Flood Risk; SO 13 Travel & Accessibility; SO16 Quality of Life & Place; SO17 Social Deprivation and SO19 Town & Village Centres** Given that the proposals indicate that fluvial flood risk in the site can be managed and that policies within the plan will provide for suitable mitigation for the management of surface water runoff and groundwater flooding, the impact on this SA Objective is likely to be minor positive over all timeframes. The development is located in close proximity to a sustainable settlement and would benefit from sustainable forms of public transport. Furthermore, proposals for the site have indicated that developers will be seeking the creation of the 20-minute neighbourhood, therefore this results in a minor positive for this SA Objective. The proposed scheme looks to create safe, attractive and socially integrated spaces within the development to improve quality of life. This includes the creation of 20-minute neighbourhoods and the provision of leisure and community facilities. The effects are expected to be minor positive.

	The proposed scheme seeks to deliver a wider range of housing types, community spaces and infrastructure to assist in reducing social deprivation. The development of this site would place future residents within close proximity of the sustainable settlement of East Hoathly and its associated services and amenities. Furthermore, this site is likely to secure the long term future of the services and amenities located within East Hoathly as well as providing additional services and amenities for residents. **Major negative effects: SO7 Pollution** The impacts on this SA Objective are likely to be major negative overall due to air pollution from traffic emissions as given the size of the site as development will result in a significant number of additional cars on the road. This can be somewhat mitigated by the sites location adjacent to existing services and facilities and close proximity to a well connected bus service, although given the quantum of development significant impacts will remain. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO8 Green & Blue Infrastructure; SO9 Biodiversity and SO10 Landscape & Townscape** 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. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Whilst the development is looking to enhance and protect green and blue infrastructure on the site, the development would result in the removal of ancient woodland, which is also classified as a priority habitat. The scale of this development would have a significantly detrimental impact upon the landscape that would result in some impact. However, it is acknowledged that the proposals include significant mitigations and enhancements to minimise the impacts upon the existing landscape and townscape. Therefore, a minor negative effect is considered for this SA Objective. **No significant effect: None** **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO11 Historic & Cultural Heritage SO12 Digital Infrastructure and SO18 Economy & Employment** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is rejected for allocation as whilst the development of the site would deliver significant positives in regards to housing provision and health and wellbeing benefits, there are significant concerns regarding the site. These are chiefly in regards to the impact of development upon the landscape and the biodiversity within the site. The development of the site cannot secure a vehicular access without the significant removal of ancient woodland located along the southern boundary of the site. Upon

	considering the planning balance of the loss of ancient woodland, against the positives that a development of this site may bring, it has been decided that that the former takes precedent. Therefore, despite the significant size of the site, it is not considered sufficient, in isolation, or combined with other adjacent land, to deliver a genuinely sustainable garden settlement/urban extension.

SHELAA Ref: 1202/1950 **SITE:** Old Whyly, London Road, East Hoathly

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1202/1950 Name: Old Whyly, London Road, East Hoathly
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is formed of two land parcels located to the west of East Hoathly. The western parcel is formed of agricultural land and ancient woodland (Bentley Wood). The eastern parcel is formed of agricultural and amenity land. • The site is 2.19ha in size and the applicant is proposing residential development, although no specific information on the number of dwellings has been provided. • The nearest bus stop is located on South Street approximately 600m to the southeast of the site. This cannot currently be accessed via pedestrian footpaths. The development would be able to utilise the footpaths that are to be provided on the site to the south east, which has achieved planning permission for 205 (net) dwellings under planning reference WD/2022/0341/MAJ. • The site is located approximately 6.5km from the nearest train station in Uckfield, which offers services to London and Crowborough. This sustainable form of public transport cannot be accessed via pedestrian footpaths, however, the frequent bus service does provide some connection to the train station. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • East Hoathly is classed as a sustainable settlement within the Settlement Hierarchy and contains the services and facilities required to support development. The bus services within the settlement offer a frequent and sustainable mode of transport for people to access higher order settlements with more services and facilities. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement. • However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Uckfield and Hailsham), increasing emissions, although mitigation measures such as EV charging infrastructure could address this.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1202/1950 Name: Old Whyly, London Road, East Hoathly
		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 wholly within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There are significant parts of the site that are covered by surface water flood risk, therefore this would require mitigation. • The site is land and development of the site would introduce large areas of impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating • 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 wholly within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. the presence of a watercourse in this location. • The site is significantly impacted by surface water flood risk, however, given the size of the site it is likely that suitable mitigation for surface water flood risk can be provided.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1202/1950 Name: Old Whyly, London Road, East Hoathly
		S	M	L	Overall	Commentary
						• A sequential approach to the location of development on site will need to be taken to direct development first to the areas of the site not at risk of flooding. • The site lies almost wholly within an area of groundwater concern and therefore may be at risk of groundwater flooding. Further investigations would be required as part of any development. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. The applicant has indicated that SuDS will be provided as part of any development. • 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 groundwater and surface water flooding, 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 lies in close proximity to the west of the site 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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1202/1950 Name: Old Whyly, London Road, East Hoathly
		S	M	L	Overall	Commentary
						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 under the Agricultural Land Classification (ALC). • The site is not safeguarded for minerals or waste operations. • The site is a greenfield site. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• Although there are no details for the scale of development, its location means that any development could introduce light pollution to the area, although mitigation measures should be possible. • The site is within an area of the district classed by CPREs light pollution mapping as being 'darker'. • There are currently no issues with air quality within the district. There are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1202/1950 Name: Old Whyly, London Road, East Hoathly
		S	M	L	Overall	Commentary
						• It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, however any negative effects are likely to be in the short to medium term as well. • The nearest bus stop is located on South Street approximately 600m to the southeast of the site. This cannot currently be accessed via pedestrian footpaths. The development would be able to utilise the footpaths that are to be provided on the site to the south east, which has achieved planning permission for 205 (net) dwellings under planning reference WD/2022/0341/MAJ. • The site is located approximately 6.5km from the nearest train station in Uckfield, which offers services to London and Crowborough. This sustainable form of public transport cannot be accessed via pedestrian footpaths, however, the frequent bus service does provide some connection to the train station. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Given the size of the site it is likely to result in a significant number of additional cars on the road despite the sites good public transport options and close proximity to East Hoathly. • The impacts on this SA Objective are likely to be minor negative in the short to medium term due to potential air pollution and construction work and traffic but no significant effect in the longer term and overall, as the site is within close proximity to public transport options, helping to reduce air pollution from travel. It is noted this is reliant on the site achieving pedestrian access via extension of footpaths on north side of London Road.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are extensive trees and hedgerows located along the site boundaries and along the field boundaries within the site. Approximately half of the western land parcel is formed of ancient woodland and ancient woodland also lies adjacent the northern and eastern boundaries of the eastern land parcel. These features provide excellent stepping

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1202/1950 Name: Old Whyly, London Road, East Hoathly
		S	M	L	Overall	Commentary
						stones and wildlife corridors to the countryside that surrounds the site to the south and west. • The trees, hedgerows and woodland contribute towards the green infrastructure network of the site as well as to the wider greenfield network. • A watercourse lies in close proximity to the site. • Development would need to seek to retain and enhance the existing hedgerows and trees on the boundaries of the site and those 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. • As currently submitted, the development would require the removal of ancient woodland within the southern part of the site to allow for the creation of a suitable vehicular access to serve the quantum of development envisioned on the site. • The development would result in the removal of ancient woodland, which is also classified as a priority habitat, in order to achieve a suitable vehicular access to the site. The impact on this SA Objective is therefore considered to be major negative.
SO9	BIODIVERSITY					• There are significant parcels of ancient woodland within the site that is also classified as deciduous woodland priority habitat. • The trees, hedgerows and woodland located along site boundaries and within the site contribute to the biodiversity of the site and provide connectivity to the wider area. • Other policies within the Local Plan will address matters of the retention, protection and creation biodiversity, and any development will need to be in compliance with the relevant policies. • The development would result in the removal of ancient woodland, which is also classified as a priority habitat, in order to achieve a suitable vehicular access to the site. The impact on this SA Objective is therefore considered to be major negative.

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		S	M	L	Overall	Commentary
SO10	LANDSCAPE & TOWNSCAPE					• The site lies outside of the High Weald National Landscape, however, there are far reaching views towards the South Downs National Park. • Developing this site will introduce significant built form into a largely rural area in a location that is visually detached from the settlement. • The site was not specifically assessed within the 2023 Landscape Sensitivity Assessment. The site lies within the East Hoathly Character Area which states that this area has a moderate-high sensitivity to small scale residential development and high sensitivity to medium scale residential and commercial/industrial development. The site demonstrates many of the characteristics of the wider assessment unit which increases sensitivity, including the pastoral character of the landscape, a strong network of thick hedgerows and trees, views from the public rights of way network and a strong rural character with an area of remoteness and tranquillity. • The scale of this development would have a significantly detrimental impact upon the landscape that would result in significant impact. Therefore, a major negative effect is considered for this SA Objective. It is noted that this landscape impact would be reduced should this site come forward as part of a comprehensive development with the site to the west (996/1950).
SO11	HISTORIC & CULTURAL HERITAGE					• The East Hoathly with Halland Conservation Area lies some considerable distance to the southeast of the site and will not be impacted by development. • The site is not located within an Archaeological Notification Area. • The development of the site may have a detrimental impact upon the setting of the Grade II Listed Building (Whyly) that is located to the south west 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1202/1950 Name: Old Whyly, London Road, East Hoathly
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The nearest bus stop is located on South Street approximately 600m to the southeast of the site. This cannot currently be accessed via pedestrian footpaths. The development would be able to utilise the footpaths that are to be provided on the site to the south east, which has achieved planning permission for 205 (net) dwellings under planning reference WD/2022/0341/MAJ. There is a frequent hourly bus service Monday to Saturday with journey times of around 17 minutes to Uckfield and 17 minutes to Hailsham. • The site is located approximately 6.5km from the nearest train station in Uckfield, which offers services to London and Crowborough. This sustainable form of public transport cannot be accessed via pedestrian footpaths, however, the frequent bus service does provide some connection to the train station. • A number of Public Rights of Way are located within the site and these would require integration and enhancement as part of any development. • The development of the site would require a new or significantly upgraded vehicular access from London Road to the south. This is not considered possible as the southern half of the western land parcel is formed of ancient woodland and the removal of this to provide a vehicular access is unsuitable. The access track that serves the eastern land parcel is unable to be widened to support a growth in development due to third party land ownership. The development would be able to utilise the footpaths that are to be provided on the site to the south east, which has achieved planning permission for 205 (net) dwellings under planning reference WD/2022/0341/MAJ. The site may be able to achieve a vehicular access if it came forward as part of a comprehensive development with 996/1950 that lies to the north west of the site. • The impact on this SA Objective is considered to be minor positive given the proximity of the site to existing bus stops and a sustainable settlement. However, it is acknowledged that pedestrian access to the site will need to be established via the extension of

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1202/1950 Name: Old Whyly, London Road, East Hoathly
		S	M	L	Overall	Commentary
						pedestrian footpaths to be provided from the new development to the south east of the site.
SO14	HOUSING					• Although there are no detailed plans for housing delivery on this site at the moment, given its size it likely that development would contribute to the district's identified housing need. • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as part of any development as it will accommodate more than 10 (net dwellings). • East Hoathly benefits from an existing GP practice, although this is currently operating within 86% of the clinical space it requires. The existing capacity within the health sector for this area would need to be expanded. • The nearest dentists and pharmacy lie within Uckfield, approximately 6.5km to the north west of the site. The nearest hospital is Uckfield, however, this does not contain an A&E department, the closest of which is Eastbourne, which lies approximately 18km to the south east. • The Wealden Open Space Assessment (2022) finds that there is currently no significant deficit in open space provision within East Hoathly with Halland Parish in terms of quantity or accessibility however the priority is to enhance lower quality sites (Church Marks Lane AGS, Nightingales AGS and Moat Wood. • Given the size of the site, it may be possible to seek contributions toward these quality improvements from any development. • The site is not proposing any health and wellbeing facilities or improvements to open space provision within East Hoathly.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1202/1950 Name: Old Whyly, London Road, East Hoathly
		S	M	L	Overall	Commentary
						• Whilst there are no details of the proposed housing development for the site, it is likely that some level of developer contributions would result from the development of this site for quality improvements to the open spaces mentioned and health and wellbeing infrastructure. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • Given the proposed scale of the site, contributions towards health and wellbeing provision will likely be achievable but the lack of scheme details means the effect is uncertain at this time.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The site is proposed for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.

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		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. • Due to the scale of the proposed development, it is considered there would 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. • The site is within walking distance of East Hoathly Primary School, which provides education from nursery to year 6. Pedestrian improvements would be required to provide pedestrian connectivity to the school. • The nearest secondary education facilities are located in Uckfield, approximately 5km to the northwest and Hailsham and Ringmer, approximately 7km to the south west. East Hoathly is served by the 318 school bus service which provides term time access to King's Academy Ringmer Secondary School. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within East Hoathly would have an increased pressure on the primary school, which does not have the capacity to expand; therefore, a site would be needed to provide a new three form entry primary school with nursery provision. Furthermore, a one form entry expansion would be required at Kings Academy in Ringmer, subject to a feasibility study to deem if the expansion was possible. • The proposals have indicated that educational facilities could be provided on-site to support the quantum of growth within this location. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however given the size of the site there may be some degree of pressure given the current inadequate school place provision within the Parish. The applicant would be required to work with East Sussex County Council to resolve this as part of the application process, therefore the effects over the longer term are uncertain at this time.

SUMMARY OF RESULTS:	Site No: 1202/1950 Name: Old Whyly, London Road, East Hoathly																			
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. East Hoathly is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in East Hoathly. 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	**Major positive effects: None** **Minor positive effects: SO3 Flood Risk; SO 13 Travel & Accessibility and SO14 Housing** Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for groundwater flooding and surface water flooding, the impact on this SA Objective is likely to be **minor positive** over all timeframes. The impact on this SA Objective is considered to be minor positive given the proximity of the site to existing bus stops and a sustainable settlement. However, it is acknowledged that pedestrian access to the site will need to be established via the extension of pedestrian footpaths to be provided from the new development to the south east of the site. 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. **Major negative effects: SO8 Green & Blue Infrastructure; SO9 Biodiversity and SO10 Landscape and Townscape** The development would result in the removal of ancient woodland, which is also classified as a priority habitat, in order to achieve a suitable vehicular access to the site. The impact on SA Objectives SO8 and SO9 is therefore considered to be major negative. The scale of this development would have a significantly detrimental impact upon the landscape that would result in significant impact. Therefore, a major negative effect is considered for this SA Objective. It is noted that this landscape impact would be reduced should this site come forward as part of a comprehensive development with the site to the west (996/1950). **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** 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. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.

	No significant effect: SO7 Pollution; SO18 Economy & Employment and SO19 Town &Village Centres The impacts on this SA Objective are likely to be minor negative in the short to medium term due to potential air pollution and construction work and traffic but no significant effect in the longer term and overall, as the site is within close proximity to public transport options, helping to reduce air pollution from travel. It is noted this is reliant on the site achieving pedestrian access via extension of footpaths on north side of London Road. Due to the proposals for the site, no significant effects are expected on SO18 and SO19. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO17 Social Deprivation and SO20 Education & Skills** 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 as development is visually severed from East Hoathly and would result in a significant landscape impact. Furthermore, the site cannot achieve a suitable vehicular access as this would result in the removal of ancient woodland and deciduous woodland. Therefore, the site is rejected for allocation.