Appendix A11h Parish: Fletching

SHELAA Ref: 013/1410 **SITE:** Copwood Farm, Rocks Road, Uckfield

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 013/1410 SITE: Copwood Farm, Rocks Road, Uckfield
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently agricultural land (site is greenfield) • The site is 17.28 ha in size and proposed for 322 (net) dwellings by the applicant. • The site is to the west of the A22 to the west of Uckfield, and is surrounded by open countryside to the north, south and west. To the east of the site on the opposite side of the A22 is the Bell Lane Industrial Estate, and to the north east of the site again on the opposite side of the A22 is housing on the outer fringe of Uckfield. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Uckfield is classed as a sustainable development within the settlement hierarchy and has an array of services and facilities, including the Uckfield train station. Therefore, any development is likely to result in a limited increase in car use to reach larger settlements outside the district, increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 013/1410 SITE: Copwood Farm, Rocks Road, Uckfield
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SO2	CLIMATE CHANGE ADAPTATION					• Developing this site will introduce hard standing and structures on Greenfield land, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The majority of the site is Flood Zone 1; however, the southern portion of the south field is within Flood Zones 2 and 3 associated with the River Uck as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is risk from surface water and groundwater flooding in the southern part of the site around the River Uck. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is at risk of fluvial or surface water flooding, and that policies within the plan will provide for suitable surface water drainage, the impact on this SA Objective is likely to be uncertain as the proposed surface water runoff mitigation methods are unknown at this time
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • The River Uck flows from northeast to southwest along the southern boundary of the site. Therefore, mitigation would be needed to limit the impact that the development of this site would have on the stream's water quality.

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						• 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 of greenfield agricultural land but has not been classified within the Agricultural Land Classification survey. • The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO_2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• The scale of development proposed for the site is likely to introduce more light pollution to the area, which is classed as being on the fringe of a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 013/1410 SITE: Copwood Farm, Rocks Road, Uckfield
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						development. The increase in air pollution from construction is likely to be in the short to medium term. • The site has planning approval (WD/2020/1244/MAJ)for a renewable energy scheme on the site in the form of a solar farm with energy storage as well as associated electric vehicle charging points. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Although the site is proposed for more than 100 dwellings in this location and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor positive due to the provision of renewable energy on the site.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of agricultural land. The site is rural in character and setting. • Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site, particularly to provide screening from the open views from the west. • The site has potential to deliver green infrastructure on the site, although the details are unknown at this time. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). Furthermore, there are no biodiversity opportunity areas within the vicinity of the site. • There is the Beechen Wood to the west of the site, which comprises of ancient deciduous woodland, there is additional ancient woodland in the centre of the northern fields. There is additional deciduous woodland in the to the south of the site along the River Uck.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 013/1410 SITE: Copwood Farm, Rocks Road, Uckfield
		S	M	L	Overall	Commentary
						• The Greenfield nature of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows to create access), although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection, and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor negative due to potential impacts development of the site would have on the ancient woodland and priority habitat woodland on the site and the River Uck watercourse to the south.
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies in a rural location detached from the rest of Uckfield by the A22 bypass to the east. • The site is considered to be of moderate sensitivity within the Council's landscape evidence base primarily due to the site's contribution to the rural wooded setting of Uckfield. Parts of this sloping site are prominent in the wider landscape particularly in views from the north and east. • Development of the site would be an extension of the existing settlement further to the south east along the Old Eastbourne Road. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The impact is expected to be minor negative but could be reduced through suitable mitigation measures.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area nor is it within close proximity to any other heritage assets.

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		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have no significant effect on this SA
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is currently no existing suitable vehicular access onto the A22 from the site. However, a new access via the existing roundabout will be provided for the approved solar farm on the southern part of the site. • Due to the number of new dwellings proposed on the remaining part of the site however, further off-site works or traffic management measures may also be required, and a full transport assessment would be needed. • There is currently no pedestrian access to the site and extensive infrastructure work would be required to enable pedestrian connectivity from the site to Uckfield over the A22. • The nearest train station is at Uckfield, approx. 0.75 mile east of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stop is at the Uckfield Bus Station to the east of the site, albeit there is no pedestrian connectivity to the bus stop currently. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered to have no significant impact at this stage given that the site is close to Uckfield High Street, therefore providing sustainable public transport for the development. However, it is unknown whether a pedestrian connection between the site and settlement centre would be viable. Further impacts upon sustainable travel and accessibility would need to be determined upon the submission of a transport assessment and proposed travel plan for the planning application.

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SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, the site promoter has identified that the whole site would deliver a proposed 332 (net) dwellings. • However, due to the size of the sustainable developable area of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services (GPs, dentists, pharmacy) are in Uckfield, approx. 0.7 miles to the east of the site. The nearest hospital is in Uckfield, approx. 1.2 miles to the east. • The Uckfield clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Uckfield (Freedom Leisure Centre) however these are accessible by bus from the site. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies.

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						• With no details in terms of the scale, layout, or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage, and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • 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 on the west of Uckfield, it is approx. 1.2km away from the Uckfield town centre. • Uckfield has an array of services and facilities, and potential future residents are likely to travel to the Uckfield town centre or shop online. • The site is not proposing any retail floorspace. • The site is not currently accessible by vehicles but a new access from the A22 would be provided via the approved solar farm on the south of the site. • The site is not accessible to pedestrians, and the potential to deliver pedestrian crossing infrastructure to connect the site to Uckfield across the A22 would require extensive development of the pedestrian connectivity. • Therefore, the impact on this SA Objective is considered to have no significant effect.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is in Uckfield (Harlands Community Primary School & Nursery), although there is no pedestrian connectivity from the site in place.

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						• Secondary education is available in Uckfield at Uckfied Collage, which provides education from Year 7 to Sixth Form and there is a school bus service Mon – Fri to/from Old Eastbourne Road. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. However, more early years and nursery provision would need to be provided. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	SHELAA Ref: 013/1410 SITE: Copwood Farm, Rocks Road, Uckfield																			
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	Uckfield is classed as a sustainable settlement as it is one of the district's main towns, it has a number of primary schools, a secondary school, a minor injury hospital, supermarkets, some community hubs, and recreation area. The site does currently benefit from planning permission for a solar farm to on the southern part of the site (planning reference WD/2022/1244/MAJ). Further work will need to be undertaken to understand the impact of residential development on the remainder of the site on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is situated on the periphery of Uckfield, a sustainable settlement according to the settlement hierarchy. The site has access to public transport, services, and facilities in Uckfield. The site lies outside of the proposed development boundary for Uckfield. The site does not, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement.

	Major positive effects: SO14 Housing The site promotor has proposed a large development (332 net dwellings), which would make a positive contribution to the district's housing needs. However, the details are lacking as to any affordable housing provision etc. **Minor positive effects: SO7 Pollution** The site has planning permission (WD/2020/1244/MAJ) for a solar farm on the southern part of the site, this would positively contribute towards the district's objective for the provision of renewable energy sources. **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Biodiversity and SO10 Landscape & Townscape** All development will result in an increase in greenhouse gas emissions and waste production, additionally the scale of the proposed development will have negative impact upon the views of the open countryside landscape in this location. Although, the application of Local Plan policies should mitigate any negative impacts. **No significant effect: SO11 Historic & Cultural Heritage, SO18 Economy & Employment, SO19 Town & Village Centres and SO20 Education & Skills** The scale of proposed development and the site's location mean no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has been not taken forward for allocation as it is not in line with the spatial strategy for the district. Although it is well located in terms of its proximity and public transport and Uckfield town centre, a sustainable settlement, the A22 separates the site from the settlement as it is unknown how a suitable pedestrian infrastructure to enable connectivity across the A22 is to be provided for the development.

SHELAA Ref: 674/1410 **SITE:** Land North of Copwood Farm, A22, Uckfield

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 674/1410 SITE: Land north of Copwood Farm, A22, Uckfield
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently agricultural land (site is greenfield) • The site is 6.5 ha in size and proposed for 195 (net) dwellings by the applicant. • The site is to the west of the A22 to the west of Uckfield, and is surrounded by open countryside to the north, south and west. To the east of the site on the opposite side of the A22 is housing on the outer fringe of Uckfield. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Uckfield is classed as a sustainable development within the settlement hierarchy and has an array of services and facilities, including the Uckfield train station. Therefore, any development is likely to result in a limited increase in car use to reach larger settlements outside the district, increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• Developing this site will introduce hard standing and structures on Greenfield land, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 674/1410 SITE: Land north of Copwood Farm, A22, Uckfield
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						• The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment and there is no risk from surface water flooding currently. The site passes the sequential test and the proposed use for residential development is appropriate in terms of flood risk. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial or surface water flooding, and that policies within the plan will provide for suitable surface water drainage, the impact on this SA Objective is likely to be minor positive over all timeframes
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within proximity of the site. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently no significant 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 of greenfield agricultural land but has not been classified within the Agricultural Land Classification survey.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 674/1410 SITE: Land north of Copwood Farm, A22, Uckfield
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						• The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO_2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• The scale of development proposed for the site is likely to introduce more light pollution to the area, which is classed as being on the fringe of a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the for more than 100 dwellings in this location and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of agricultural land. The site is rural in character and setting.

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						• Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site, particularly to provide screening from the open views from the west. • The site has potential to deliver green infrastructure on the site, although the details are unknown at this time. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). Furthermore, there are no biodiversity opportunity areas within the vicinity of the site. • There is the Copwood House Shaw to the west of the site, which comprises of ancient deciduous woodland, there is additional ancient woodland to the north of the site, which is also covered by a Tree Preservation Order NO. 2, 1992. • The Greenfield nature of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows to create access), although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection, and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The impact is expected to be no significant effect due to potential impacts development of the site would have on the ancient woodland and priority habitat woodland adjacent to the site.
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies in a rural location detached from the rest of Uckfield by the A22 bypass to the east.

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						• The site is considered to be of low to moderate sensitivity within the Council's landscape evidence base due to the gently sloping landform, enclosed character, lack of recorded heritage assets and public access within the site boundaries, and proximity to the A22 and existing modern settlement edge of Uckfield. • Development of the site would be detached from the existing residential fringe of Uckfield. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The impact is expected to be no significant but could be reduced through suitable mitigation measures.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area nor is it within close proximity to any other heritage assets. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have no significant effect on this SA
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 existing suitable vehicular access onto the Rocks Road from the site is a narrow track on the western boundaries that serves existing farmsteads further south. This access that abuts the ancient woodland that runs along the site boundary. • There is an unused and overgrown access onto the A22, however, a transport assessment would need to determine whether a new junction on the A22 in this location would be viable. Additionally, this access would require extensive infrastructure works to

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		S	M	L	Overall	Commentary
						• make it suitable for development of the site, this could cause detrimental harm to the mature hedgerows along the frontage. • Due to the number of new dwellings proposed on the remaining part of the site however, further off-site works or traffic management measures may also be required, and a full transport assessment would be needed. • There is currently no pedestrian access to the site and extensive infrastructure work would be required to enable pedestrian connectivity from the site to Uckfield over the A22. • The nearest train station is at Uckfield, approx. 0.75 mile east of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stop is at the Uckfield Bus Station to the east of the site, albeit there is no pedestrian connectivity to the bus stop currently. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered to have minor negative impact at this stage given that the. It is unknown whether a pedestrian connection between the site and settlement centre would be viable. Further impacts upon sustainable travel and accessibility would need to be determined upon the submission of a transport assessment and proposed travel plan for the planning application.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, the site promoter has identified that the whole site would deliver a proposed 195 (net) dwellings. • However, due to the size of the sustainable developable area of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services (GPs, dentists, pharmacy) are in Uckfield, approx. 0.7 miles to the east of the site. The nearest hospital is in Uckfield, approx. 1.2 miles to the east.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 674/1410 SITE: Land north of Copwood Farm, A22, Uckfield
		S	M	L	Overall	Commentary
						• The Uckfield clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Uckfield (Freedom Leisure Centre) however these are accessible by bus from the site. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout, or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage, and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 674/1410 SITE: Land north of Copwood Farm, A22, Uckfield
		S	M	L	Overall	Commentary
						• However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is on the west of Uckfield, it is approx. 1.2km away from the Uckfield town centre. • Uckfield has an array of services and facilities, and potential future residents are likely to travel to the Uckfield town centre or shop online. • The site is not proposing any retail floorspace. • The site is not currently accessible by vehicles but a new access from the A22 would be provided via the approved solar farm on the south of the site. • The site is not accessible to pedestrians, and the potential to deliver pedestrian crossing infrastructure to connect the site to Uckfield across the A22 would require extensive development of the pedestrian connectivity. • Therefore, the impact on this SA Objective is considered to have no significant effect.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is in Uckfield (Harlands Community Primary School & Nursery), although there is no pedestrian connectivity from the site in place. • Secondary education is available in Uckfield at Uckfied Collage, which provides education from Year 7 to Sixth Form and there is a school bus service Mon – Fri to/from Old Eastbourne Road. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. However, more early years and nursery provision would need to be provided. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	SHELAA Ref: 674/1410 SITE: Land north of Copwood Farm, A22, Uckfield																			
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	Uckfield is classed as a sustainable settlement as it is one of the district's main towns, it has a number of primary schools, a secondary school, a minor injury hospital, supermarkets, some community hubs, and recreation area. The site does not currently benefit from planning permission nor is there a planning application. Further work will need to be undertaken to understand the impact of residential development on the remainder of the site on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is situated on the periphery of Uckfield, a sustainable settlement according to the settlement hierarchy. The site has access to public transport, services, and facilities in Uckfield. The site lies outside of the proposed development boundary for Uckfield. The site does not, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement.

	Major positive effects: SO14 Housing The site promotor has proposed a large development (195 net dwellings), which would make a positive contribution to the district's housing needs. However, the details are lacking as to any affordable housing provision etc. **Minor positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is not risk of surface water or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution, SO9 Biodiversity, SO10 Landscape & Townscape and SO13 Travel & Accessibility** All development will result in an increase in greenhouse gas emissions and waste production, additionally the scale of the proposed development will have negative impact upon the views of the open countryside landscape in this location. Although, the application of Local Plan policies should mitigate any negative impacts. Expanding the existing vehicle access would be unsuitable due to its proximity to priority habitat, and it is unknown whether an access onto the A22 and pedestrian connection between the site and settlement centre would be viable. **No significant effect: SO11 Historic & Cultural Heritage, SO18 Economy & Employment, SO19 Town & Village Centres and SO20 Education & Skills** The scale of proposed development and the site's location mean no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has not been taken forward for allocation as it is not in line with the spatial strategy for the district. Although it is well located in terms of its proximity and public transport and Uckfield town centre, a sustainable settlement, the A22 separates the site from the settlement as it is unknown how a suitable pedestrian infrastructure to enable connectivity across the A22 is to be provided for the development.