Appendix A11i Parish: Framfield

SHELAA Ref: 002/1410 **SITE:** Bird In Eye Farm (South), Bird In Eye Hill, Uckfield

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 002/1410 SITE: Bird In Eye Farm (South), Bird In Eye Hill, Uckfield
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently agricultural land (site is greenfield) • The site is 44.41 ha in size and proposed for 290 (net) dwellings and green infrastructure (SANGs) by the applicant. • The site is to the south of Bird In Eye Hill to the east of Uckfield, and is surrounded by open countryside to the southeast, northeast and east and a new residential housing development as well as the residential fringe of Uckfield to the west. • 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: 002/1410 SITE: Bird In Eye Farm (South), Bird In Eye Hill, 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					• Most of the site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. However, a small portion of land along the western boundary is within Flood Zone 3. • 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 entire site north of the Bird in Eye Shaw is an area of groundwater flood risk concern. • Given the site has some areas at risk of fluvial or surface water flooding, the size of the proposed development within the proximity to the Framfield Stream, and there is Flood Zone 3 where the Bird in Eye Hill road crosses Framfield Stream, resulting in potentially blocking the main road between the site and the rest of Uckfield when the area floods. • Therefore, the impact on this SA Objective is likely to be minor negative over all timeframes. However, policies within the plan will provide for suitable surface water drainage.
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.

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						• The Framfield Stream flows from south to north along the western 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. • 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 and has been classified as a grade 3b land within the Agricultural Land Classification survey, which is considered of moderately quality agricultural land. • 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.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 002/1410 SITE: Bird In Eye Farm (South), Bird In Eye Hill, Uckfield
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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 almost 300 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 major negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of agricultural land. The site is rural in character and setting. • Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site, particularly to provide screening from the open views from the west. • The site has potential to deliver SANGs on 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 impact on this SA Objective is considered to be minor positive 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.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 002/1410 SITE: Bird In Eye Farm (South), Bird In Eye Hill, Uckfield
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						• There is Ancient Semi-Natural Deciduous Woodland along the southern and western boundaries at Nightingale Shaw. There is additional deciduous woodland in the western corner and adjacent to the northwest boundary. • 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. • The site has potential to deliver SANGs on 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 on the site and the Framfield Streams watercourse to the north, although this has potential to be mitigated by the delivery of SANGs on the site.
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies in a rural location, separate from the rest of Uckfield by the Framfield Stream to the west, with the rising valley slopes on the site being relatively open in character. • The site is considered to be of moderate sensitivity within the Council's landscape evidence base it is located at a higher elevation (particularly at the east) and forms part of the rural context to outward views from the edge of Uckfield. • 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.

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						• 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 however, the Framfield Conservation Area is adjacent to the eastern boundary of the site as well as the Hailwill Farm, which is of Archaeological interest due to the 19th century designed landscape and walled garden. • The Oasthouse to the north west of Bird in Eye Farmhouse is surrounded by the fields in the north of the site, however, the existing farmyard has not been included within the proposed development site. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have minor negative 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 an existing suitable vehicular access onto the Bird In Eye Hill Road from the site for the existing farmyard buildings at Bird in Eye Farm. However, a new improved vehicle access would be required for any residential development on the site. Further off-site works or traffic management measures may also be required to Framfield Road to ease traffic movements to and from the town centre, as well as improvements within the town centre itself. A full transport assessment would also be needed. • There is currently no pedestrian access to the site and the verges along the Bird in Eye Hill Road towards the Uckfield town centre are too narrow for the provision of a footpath on either side of the road. • The nearest train station is at Uckfield, approx. 900 metres northwest of the site, although the only reasonable access to the station is via private motor vehicle.

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						• The nearest bus stop is at the Uckfield Community Hospital to the northwest of the site, and there is currently no pedestrian connectivity to the bus stop. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered major negative at this stage given the size of the proposed development on the site would require substantial off-site work to mitigate the impact on the road infrastructure, particularly in the town centre, and the transport measures are 'unknown'.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, the site promoter has identified that the whole site would deliver a proposed 300 (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. 1km to the west of the site. The nearest hospital is in Uckfield, approx. 400 metres to the west. • 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 as the Uckfield Community Hospital has a regular bus service (numerous services 7 times a week). • 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.

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						• 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. • 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 to the east of the residential fringe of Uckfield, approx.1km away from the Uckfield town centre, however it is separated from the settlement by the Framfield Stream. • 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.

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						• The site is currently accessible by vehicles; however, a new improved vehicle access would be required for residential development on the site. • The site is not accessible to pedestrians and the narrow verges between the site and Uckfield town centre along Bird in Eye Hill mean footpaths cannot be provided. • Due to the size of the proposed development and lack of suitable pedestrian connectivity to Uckfield from the site then extensive off-site traffic management infrastructure would be required, particularly improvements to the town centre itself. • Therefore, the impact on this SA Objective is considered to have a minor negative effect.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is in 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: 002/1410 SITE: Bird In Eye Farm (South), Bird In Eye Hill, 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. 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	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 and the site was rejected at planning appeal under planning reference WD/2021/2198/MAO. Should this planning application be granted permission for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is situated to the east of Uckfield, a sustainable settlement according to the settlement hierarchy, however, the site is separated from the settlement by Framfield Stream to the west. The site has access to public transport, services and facilities in Uckfield. The site promotor has proposed a large development (300 net dwellings) in this rural location however, which would make a positive contribution to the district's housing needs. No significant effects are also identified for biodiversity as mitigation measures in line with Local Plan policies are implemented, although there is potential for the provision of SANGs on the site providing a minor positive effect in regards to the provision of green/blue infrastructure. The majority of the site is within Flood Zone 1, although the land to the south and west of the site in the vicinity of Framfield Stream does have some flood risk as it is within Flood Zone 3. A suitable drainage strategy would need to accompany any planning application. Although the Bird in Eye Hill road connecting the site to the rest of Uckfield is within Flood Zone 3, as the road crosses the Framfield Stream, resulting in the potential for the site to isolated from the services and facilities of Uckfield when the area floods. Therefore, minor negative effects are likely for SO3. However, to address climate change adaptation (SO2) in terms of dealing with increased rainfall events and surface water, mitigation measures will need to be identified i.e. SuDS provision and therefore the effects on SO2 are uncertain at this time. The development of the site would result in a minor negative effect to be expected with regards to historic and cultural heritage as the site is adjacent to the Framfield conservation area and the Oasthouse to the northwest of Bird in Eye Farmhouse is surrounded by the fields in the north of the site, however, the existing farmyard has not been included within the proposed development site. Additionally, Hailwill Farm is an archaeological interest area adjacent to the site. It is likely that there will be no significant effect on the economy and employment as whilst short term jobs may be created in construction, the site is not proposing to provide any employment floorspace. In terms of education, it is considered there will be no significant effect as there is sufficient educational capacity within the area to accommodate projected growth. Minor negative effects have been identified in relation to climate change mitigation as development is always going to produce some degree of emissions. However, any impacts will be reduced, as far as possible, through the implementation of the relevant Local Plan policies. Minor negative effects have also been identified for waste as this will increase as a result of development,

	although suitable mitigation and the implementation of the relevant Local Plan policies should reduce the impacts. Furthermore, the development of this proposed scale would have major negative effects on pollution, without extensive mitigation being implemented. Minor negative effects have also been identified with regards to landscape and townscape as the site lies within a rural location surrounded by open countryside, with views from the wider landscape, and the site is not well enclosed from the road to the south, the upper part of the site is more visible in the wider landscape. However, the implementation of the relevant Local Plan policies should reduce the impacts. There are a number of health services and facilities within Uckfield, together with the clinical area working at 86% of existing capacity. Minor negative effects are also likely against SO19 as Uckfield has an array of services and facilities, it is classed as a sustainable settlement in the settlement hierarchy; however, the size of the site would result in the need for significant traffic management infrastructure within the town centre to mitigate potential congestion caused by developing this site. As things stand major negative effects are likely against SO13 as a new improved vehicle access will need to be provided for the site and the large number of proposed dwellings on the site. The semi-rural location of the site and the potential for traffic congestion within the Uckfield town centre due to the size of the site will require a further detailed transport assessment on the impact on impact of development on the town centre and local highway network. There are several uncertain effects including the water resource/quality. Further detail is required to understand what scale of development could be accommodated and whether appropriate mitigation measures can be provided. Other uncertain effects are due to a lack of information at this stage with regards to any development of the site and the fact that other Local Plan policies will influence the effects.
Selected / Rejected for allocation	The site is rejected for allocation as it is severed from Uckfield by the Framfield Stream, meaning it is detached from services and facilities. There is no access to sustainable transport, including pedestrian links and cycle infrastructure, and the site would create car dependent development. It is considered that the severance and sustainable transport issues cannot be overcome. This is not in conformity with the overall spatial strategy for the district. The site also has significant flood risk along the road that connects the site with the rest of Uckfield and the likely has a high level of biodiversity and green infrastructure value that would be adversely affected by development.

SHELAA Ref: 028/1410 **SITE:** Cysley's Farm, Old Eastbourne Road, Uckfield

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 028/1410 SITE: Cysley's Farm, Old Eastbourne Road, Uckfield
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently agricultural land (site is greenfield). • The site is 16.78 ha in size and proposed for 145 (net) dwellings by the applicant. • The site is to the north of Old Eastbourne Road to the southeast of Uckfield, and is surrounded by open countryside to the south, northeast and east and a new residential housing development to the northwest. • 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.

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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. • The Framfield Stream flows from east to west along the northern 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. • 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.

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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 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.

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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 8.16 SANGs on 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 impact on this SA Objective is considered to be minor positive 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 Ancient Deciduous Woodland along the eastern boundary at Paygate Farm Shaw. There is additional deciduous woodland in the western corner and adjacent to the northwest boundary. • 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. • The site has potential to deliver 8.16 SANGs on 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 on the site

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		S	M	L	Overall	Commentary
						and the Framfield Streams watercourse to the north, although this has potential to be mitigated by the delivery of SANGs on the site.
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies in a rural location; however, with suitable design, development of the site would be a continuation of the new residential fringe to the southeast of Uckfield along the frontage on Old Eastbourne Road. • 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 however, the grade II listed Cysley's Farmhouse is situated in the southern part of the site. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have minor negative 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 an existing suitable vehicular access onto the Old Eastbourne Road from the site for the existing farmyard buildings at Cysley's Farmhouse. However, an

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 028/1410 SITE: Cysley's Farm, Old Eastbourne Road, Uckfield
		S	M	L	Overall	Commentary
						improved vehicle access would be required for any residential development on the site. 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. However, there is potential for pedestrian crossing infrastructure that would connect the site with the footpath on the opposite side of Eastbourne Road to the west. • The nearest train station is at Uckfield, approx. 1 mile northwest of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stop is on Old Eastbourne Road to the south of the site, and the pedestrian connectivity to the bus stop is currently poor. • 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 a regularly serviced bus stop, with good pedestrian connectivity, therefore providing sustainable public transport for the development. 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 145 (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. 1.3 miles to the northwest of the site. The nearest hospital is in Uckfield, approx. 0.7 miles to the northwest.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 028/1410 SITE: Cysley's Farm, Old Eastbourne Road, 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 as Old Eastbourne Road has a regular bus service (numerous services 7 times a week). • 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: 028/1410 SITE: Cysley's Farm, Old Eastbourne Road, 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 southeast residential fringe of Uckfield, although it is approx.2km away from the Uckfield town centre. • Uckfield has an array pf 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 and relies on neighbouring sites to come forward for development, to provide a suitable vehicle access. • The site is not accessible to pedestrians, although there is potential to deliver pedestrian crossing infrastructure to connect the site with the footpath along the south side of Old Eastbourne Road. • 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 Uckfield 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: 028/1410 SITE: Cysley's Farm, Old Eastbourne 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 not currently benefit from planning permission, although there is an ongoing application for development (planning reference WD/2022/2785/MAO). Should this planning application be granted permission for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is 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 within the proposed development boundary for Uckfield. The site does, 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 (145 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 and Biodiversity** The site promotor has proposed that the provision of a SANG on the site that will be beneficial for the biodiversity of the area, this will include the part of the site within Flood Zone 3 as well as a suitable buffer zone with the implementation of suitable SuDs. Therefore, having a minor positive impact to these sustainability objectives. **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution 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: Green & Blue Infrastructure, SO11 Historic & Cultural Heritage, SO13 Travel & Accessibility, 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 proposal is for 145 (net) dwellings. Given the findings of the evidence base and SA, it is considered that the site is appropriate for 145 (net) dwellings and has been proposed for allocation on this basis. The site is in line with the spatial strategy for the district, being well located in terms of its proximity and public transport access to, Uckfield, a sustainable settlement. The site is also contained within the wider landscape, having a moderate sensitivity to development. Additionally, the site promotor has proposed the provision a SANG on the site, which will benefit the local biodiversity. Parts of this sloping site are prominent in the wider landscape particularly in views from the north and east. Any proposals on the site should minimise the influence of development in outward views from Uckfield, maintaining the wooded character of the

	landscape. Any development would be required to take these landscape features into account and the developable area has been reduced accordingly. The development of the site for housing would need to consider highways improvements for a new vehicular access and provision of pedestrian connectivity to the footpath along Old Eastbourne Road to the northwest. Development would also require that a suitable buffer zone around the Flood Zone 3 surrounding Framfield Stream and SuDs are implemented to reduce the flood risk in the area.

SHELAA Ref: 127/1410 **SITE:** Bird In Eye Farm (North), Bird In Eye Hill, Uckfield

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 127/1410 SITE: Bird In Eye Farm (North), Bird In Eye Hill, Uckfield
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently agricultural land (site is greenfield). • The site is 17.41 ha in size and proposed for 300 (net) dwellings and 1,000sqm of employment space by the applicant. • The site is to the north of Bird In Eye Hill to the east of Uckfield, and is surrounded by open countryside to the southeast, northeast and east and a new residential housing development as well as the residential fringe of Uckfield to the west. • 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.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 127/1410 SITE: Bird In Eye Farm (North), Bird In Eye Hill, Uckfield
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• Most of the site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. However, the land along the River Uck and Framfield Stream to the northwest and west boundaries are within Flood Zone 3. • 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 entire site is of groundwater flood risk concern. • The site has some areas at risk of fluvial or surface water flooding, the size of the proposed development within the proximity to the River Uck and Framfield Stream. There is also Flood Zone 3 where the Bird in Eye Hill road crosses Framfield Stream, resulting in potentially blocking the main road between the site and the rest of Uckfield when the area floods. • Therefore, the impact on this SA Objective is likely to be minor negative over all timeframes. However, policies within the plan will provide for suitable surface water drainage.
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 Framfield Stream flows from south to north along the western 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.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 127/1410 SITE: Bird In Eye Farm (North), Bird In Eye Hill, Uckfield
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • 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 and has been classified as a grade 3b land within the Agricultural Land Classification survey, which is considered of moderately quality agricultural land. • 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.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 127/1410 SITE: Bird In Eye Farm (North), Bird In Eye Hill, Uckfield
		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 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 possible 300 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 major negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of agricultural land. The site is rural in character and setting. • Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site, particularly to provide screening from the open views from the west. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be no significant effect 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). However, the River Uck and its Headwaters biodiversity opportunity area (BOA) covers the northern boundary of the site. Although this area is likely to be used as a flood zone buffer and therefore be less impacted by any proposed development of the site. • There is Ancient Deciduous Woodland along a portion of the northwest boundary at Spring Barn Shaw. Additionally, there is a traditional orchard field next to the access on to Bird in Eye Hill to the south. • 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

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 127/1410 SITE: Bird In Eye Farm (North), Bird In Eye Hill, Uckfield
		S	M	L	Overall	Commentary
						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 effect 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 and its surround BOA to the north.
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies in a rural location, separate from the rest of Uckfield by the River Uck and Framfield Stream to the northwest and west respectively, with the rising valley slopes on the site being relatively open in character. • The site is considered to be of moderate to higher sensitivity within the Council's landscape evidence base due to the eastern portion of the site has elevated open slopes, along Sandy Lane and Bird in Eye Hill that are visually prominent in the wider landscape and provide a rural setting to the east of Uckfield, as well as long range views westwards towards the town. • Development of the site would be an extension of the existing settlement further to the east up Bird in Eye Hill. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The impact is expected to be minor negative but could be reduced through suitable mitigation measures.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 127/1410 SITE: Bird In Eye Farm (North), Bird In Eye Hill, Uckfield
		S	M	L	Overall	Commentary
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no listed buildings or other heritage assets in close proximity to the site. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have no significant effect on this SA.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is currently an existing suitable vehicular access onto the Bird In Eye Hill Road from the site for the both existing industrial estate and agricultural uses at Bird in Eye Farm. However, it would either need to be upgraded to serve the quantum of residential traffic or provide a new vehicle access. • Further off-site works or traffic management measures may also be required to Framfield Road to ease traffic movements to and from the town centre, as well as improvements within the town centre itself. A full transport assessment would also be needed. • There is currently no pedestrian access to the site and it is known that there may be legal implications to the provision of a suitable pedestrian access/cycle link, however it is technically possible. • The nearest train station is at Uckfield, approx. 900 metres west of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stop is at the Uckfield Community Hospital to the southwest of the site, and there is currently no pedestrian connectivity to the bus stop. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered major negative at this stage given the size of the proposed development on the site would require substantial off-site work to mitigate the impact on

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 127/1410 SITE: Bird In Eye Farm (North), Bird In Eye Hill, Uckfield
		S	M	L	Overall	Commentary
						the road infrastructure, particularly in the town centre, and the transport measures are 'unknown'.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, the site promoter has identified that the whole site would deliver a proposed 300 (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. 900 metres to the west of the site. The nearest hospital is in Uckfield, approx. 450 metres to the southwest. • 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 as the Uckfield Community Hospital has a regular bus service (numerous services 7 times a week). • 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 policies.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 127/1410 SITE: Bird In Eye Farm (North), Bird In Eye Hill, Uckfield
		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 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 both housing and 1,000sqm of employment floorspace provision therefore it is considered that the site would have major positive effect over all timescales on this SA Objective. Furthermore, jobs may be created in the short term in relation to construction, having a major positive effect.
SO19	TOWN & VILLAGE CENTRES					• The site is to the east of the residential fringe of Uckfield, approx. 900 metres away from the Uckfield town centre, however it is separated from the settlement by the River Uck and Framfield Stream. • 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. However, the site is proposing 1,000 sqm of industrial employment floorspace. • The site is currently accessible by vehicles; however, a new improved vehicle access would be required for intensification caused by further industrial uses and residential development on the site. • The site is not accessible to pedestrians and the narrow verges between the site and Uckfield town centre along Bird in Eye Hill mean footpaths cannot be provided.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 127/1410 SITE: Bird In Eye Farm (North), Bird In Eye Hill, Uckfield
		S	M	L	Overall	Commentary
						• Due to the size of the proposed development and lack of suitable pedestrian connectivity to Uckfield from the site then extensive off-site traffic management infrastructure would be required, particularly improvements to the town centre itself. • Therefore, the impact on this SA Objective is considered to have a minor negative effect.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is in Uckfield (St Philips Catholic Primary School), although there is no pedestrian connectivity from the site in place. • Secondary education is available in Uckfield at Uckfield Collage, which provides education from Year 7 to Sixth Form and there is a school bus service Mon – Fri to/from Uckfield Community Hospital. • 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: 127/1410 SITE: Bird In Eye Farm (North), Bird In Eye Hill, 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. 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	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 any application for development. Should this planning application be granted permission for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is situated to the east of Uckfield, a sustainable settlement according to the settlement hierarchy, however, the site is separated from the settlement by the River Uck and Framfield Stream to the northwest and west respectively. The site has access to public transport, services and facilities in Uckfield. The site promotor has proposed a large residential development (300 net dwellings) in this rural location however, which would make a positive contribution to the district's housing needs. Minor negative effects are also identified for biodiversity due to the potential impacts on the River Uck and its Headwaters biodiversity opportunity area, ancient deciduous woodland and the priority habitat traditional orchid on the site. Although, there is potential for the provision of green/blue infrastructure mitigation methods on the site, therefore having no significant effect on SO8. No significant effects are identified for historic and cultural heritage (SO11) as the site is not within a conservation area or within close proximity to heritage assets. The majority of the site is within Flood Zone 1, although the land to the north and west of the site in the vicinity of the River Uck and Framfield Stream does have some flood risk as it is within Flood Zone 3. A suitable drainage strategy and buffer zone would need to accompany any planning application. Furthermore, the Bird in Eye Hill road connecting the site to the rest of Uckfield is within Flood Zone 3, as the road crosses the Framfield Stream, resulting in the potential for the site to isolated from the services and facilities of Uckfield when the area floods. Therefore, minor negative effects are likely for SO3. However, to address climate change adaptation (SO2) in terms of dealing with increased rainfall events and surface water, mitigation measures will need to be identified i.e. SuDS provision and therefore the effects on SO2 are uncertain at this time. The development of the site would result in a major positive effect on the economy and employment as there is potential for the provision of 1,000sqm of employment floorspace as well as short term jobs may be created in construction. In terms of education, it is considered there will be no significant effect as there is sufficient educational capacity within the area to accommodate projected growth. Minor negative effects have been identified in relation to climate change mitigation as development is always going to produce some degree of emissions. However, any impacts will be reduced, as far as possible, through the implementation of the relevant Local Plan policies. Minor negative effects have also been identified for waste as this will increase as a result of development, although suitable mitigation and the implementation of the relevant Local Plan policies should reduce the impacts. Furthermore,

	the development of this proposed scale would have major negative effects on pollution, without extensive mitigation being implemented. Minor negative effects have also been identified with regards to landscape and townscape as the site lies within a rural location surrounded by open countryside, with the rising valley slopes on the site being relatively open in character, with the elevated area being visually prominent in the wider landscape and long range views westwards towards the town. However, the implementation of the relevant Local Plan policies should reduce the impacts. There are a number of health services and facilities within Uckfield, together with the clinical area working at 86% of existing capacity. Minor negative effects are also likely against SO19 as Uckfield has an array of services and facilities, it is classed as a sustainable settlement in the settlement hierarchy; however, the size of the site would result in the need for significant traffic management infrastructure within the town centre to mitigate potential congestion caused by developing this site. As things stand major negative effects are likely against SO13 as an improved vehicle access will need to be provided for the site and the large number of proposed dwellings and employment floorspace on the site. The semi-rural location of the site and the potential for traffic congestion within the Uckfield town centre due to the size of the site will require a further detailed transport assessment on the impact on impact of development on the town centre and local highway network. There are several uncertain effects including the water resource/quality. Further detail is required to understand what scale of development could be accommodated and whether appropriate mitigation measures can be provided. Other uncertain effects are due to a lack of information at this stage with regards to any development of the site and the fact that other Local Plan policies will influence the effects.
Selected / Rejected for allocation	The site is rejected for allocation as it is severed from Uckfield by the River Uck and Framfield Stream, meaning it is detached from services and facilities. There are legal implications for the provision of pedestrian link to the Uckfield town centre, and the site would create car dependent development. It is considered that the landscape and transport issues cannot be overcome. This is not in conformity with the overall spatial strategy for the district. The site also has significant flood risk along the road that connects the site with the rest of Uckfield and the northern boundary, reducing the developable area of the site, furthermore the site likely has a high level of biodiversity and green infrastructure value that would be adversely affected by development.

SHELAA Ref: 194/1410 **SITE:** Land off Old Eastbourne Road, Uckfield

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 194/1410 SITE: Land off Old Eastbourne Road, Uckfield
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently agricultural land (site is greenfield). • The site is 8.28 ha in size and proposed for 100 (net) dwellings by the applicant. • The site is to the north of Old Eastbourne Road to the southeast of Uckfield, and is surrounded by open countryside to the south, northeast and east and a new residential housing development to the northwest. • 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: 194/1410 SITE: Land off Old Eastbourne Road, Uckfield
		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 majority of the site is in Flood Zone 1, which is suitable for development and there is no known risk groundwater flooding. • The site does have surface water flooding risk on the land to the north of the site in the vicinity of Framfield Stream, which is a Flood Zone 3, so mitigation is likely to be needed in the form of SuDs. However, a buffer along the north of the site by the Framfield Stream would also be required, this would reduce the number of dwellings that could be developed on the site. • The site is not within an area of groundwater concern so there is no groundwater flood risk. • A suitable drainage strategy would need to accompany any planning application. Therefore, there are uncertain effects for SO3 as the details are lacking as to the mitigation methods within the design of the development scheme. • The impact is considered uncertain at this time.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • The Framfield Stream flows from east to west along the northern 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. • 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				SHELAA Ref: 194/1410 SITE: Land off Old Eastbourne Road, Uckfield
		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 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 development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 194/1410 SITE: Land off Old Eastbourne Road, Uckfield
		S	M	L	Overall	Commentary
						• 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. • Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site, particularly to provide screening from the open views from the west. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • There is Priority Habitats within the western part of the site, between the agricultural land on the site and the new residential development to the west; however, there are no biodiversity opportunity areas within the vicinity of the site. • 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 priority habitat woodland on the site and the Framfield Streams

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 194/1410 SITE: Land off Old Eastbourne Road, Uckfield
		S	M	L	Overall	Commentary
						watercourse to the north, although mitigation measures could be established to limit the negative impacts of development.
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies in a rural location with views from the wider landscape, and the site is not well enclosed from the road to the south, the upper part of the site is more visible in the wider landscape. However, with suitable design, development of the site would be a continuation of the new residential fringe to the southeast of Uckfield. • The site is considered to be of moderate sensitivity within the Council's landscape evidence base primarily due to the woodland on the site and the existing agricultural uses of the site. • The site is relatively well screened, with woodland that limits views onto the site. Some areas of the lower parts of the site, where the vegetation along the site's frontage is thicker, are well enclosed from the wider views, whilst the upper part of the site is slightly more visible in the wider landscape. • 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. • There are no listed buildings within the site or in close proximity. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have no significant effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 194/1410 SITE: Land off Old Eastbourne Road, Uckfield
		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					• There is currently no existing suitable vehicular access to the Old Eastbourne Road from the site. There is the potential for vehicular access to be created through third party land, this could be achieved in conjunction with the adjoining site at Cysley's Farm to the south (SHELAA reference 028/1410), however, without development of the Cysley's Farm then the provision of a suitable access onto this site would be unachievable. 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. • The nearest train station is at Uckfield, approx. 1 mile northwest of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stop is on Old Eastbourne Road to the south of the site, and the pedestrian connectivity to the bus stop is currently poor. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered uncertain at this stage given that the site requires third-party land in order to provide a suitable vehicular access and the transport measures are 'unknown'.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, the site promoter has identified that the whole site would deliver a proposed 100 (net) dwellings. • However, due to the size of the sustainable developable area of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 194/1410 SITE: Land off Old Eastbourne Road, Uckfield
		S	M	L	Overall	Commentary
SO15	HEALTH & WELLBEING					• The nearest health services (GPs, dentists, pharmacy) are in Uckfield, approx. 1.3 miles to the northwest of the site. The nearest hospital is in Uckfield, approx. 0.7 miles to the northwest. • 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 as Old Eastbourne Road has a regular bus service (numerous services 7 times a week). • 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.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 194/1410 SITE: Land off Old Eastbourne Road, Uckfield
		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 on the southeast residential fringe of Uckfield, although it is approx.2km away from the Uckfield town centre. • Uckfield has an array pf 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 and relies on neighbouring sites to come forward for development, to provide a suitable vehicle access. • The site is not accessible to pedestrians, although there is a footpath along the south side of Old Eastbourne Road. • 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 Uckfield College, 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: 194/1410 SITE: Land off Old Eastbourne 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 not currently benefit from planning permission nor any application for development. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is 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 southern field of the site lies within the proposed development boundary for Uckfield. The site does, 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 (100 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: None** **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution, SO9 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 proposal for the site is for 100 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 30 (net) dwellings in the southern part of the site and has been proposed for allocation on this basis. The northern portions of the site are partially covered by Flood Risk Zones 2 and 3, which would preclude residential development in this part of the site. The field in the southern part of the site is outside of the Flood Zone 3, better enclosed from wider views by treelines along its border and is situated within the proposed development boundary for Uckfield. Therefore, conforming with the overall spatial strategy for development within Wealden. The site as submitted does not have a suitable access to the highway network. However, the adjoining site at Cysley's Farm (SHELAA reference 028/1410) is capable of providing a vehicular access from the Eastbourne Road and it is therefore considered that the most south-eastern field adjoining the neighbouring SHELAA site may be accessible if brought forward comprehensively.

SHELAA Ref: 209/2020 **SITE:** Land off B2102, Framfield

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 209/2020 SITE: Land off B2102, Framfield
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently agricultural land (site is greenfield). • The site is 6.98 ha in size and proposed for 200-250 (net) dwellings by the applicant. • The site is to the north of School Lane to the east of Framfield and is surrounded by open countryside to the northeast and west and significant residential housing of the Framfield village on the opposite side of the B2102 to the west. • 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. • Framfield is classed as a sustainable development within the settlement hierarchy and has limited or basic services and facilities and so any development is likely to result in an increase in car use to reach Uckfield, 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: 209/2020 SITE: Land off B2102, Framfield
		S	M	L	Overall	Commentary
						• The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site is in Flood Zone 1, which is suitable for development and there is no known risk groundwater flooding. • The site does not have surface water flooding risk on any of the site, so mitigation is likely not to be needed. However, if mitigation is provided then this would have positive impact on the flood risk in other areas within the water catchment area. • The site is not within an area of groundwater concern so there is no groundwater flood risk. • The impact is considered uncertain at this time.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or within close proximity. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site 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.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 209/2020 SITE: Land off B2102, Framfield
		S	M	L	Overall	Commentary
						• Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• The scale of development proposed for the site is likely to introduce more light pollution to the area, which is classed as being a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposed use for 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 major negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of agricultural land. The site is rural in character and setting. • Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site, particularly to provide screening from the open views from the west.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 209/2020 SITE: Land off B2102, Framfield
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • There is no ancient woodland or Priority Habitats within the site; however, there is deciduous woodland and its Headwaters biodiversity opportunity area on the opposite side of Lewes Road to the southeast. • 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 in the short term but will become minor positive in the medium to long term as any mitigation measures become established.
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies in a rural location and development of the site would be out of keeping with surrounding land uses; furthermore, the site is separated from the residential area of Framfield by the B2102. • The site is considered to be of moderate sensitivity within the Council's landscape evidence base primarily due to the site's elevated location on a relatively prominent valley side and its relatively open character, which makes it more prominent in views to/from the wider landscape. • The site is not relatively well screened, with some views from the road through the vegetation along the frontage. Some areas of the lower parts of the site, where the

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 209/2020 SITE: Land off B2102, Framfield
		S	M	L	Overall	Commentary
						vegetation along the site's frontage is thicker, are well enclosed from the wider views, whilst the upper part of the site is slightly more visible in the wider landscape. • Development of the site would result in a substantial impact upon the character of the existing settlement due to the size of the site and number of residential dwellings proposed. • 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 however, the grade II listed Grange Farmhouse and Framfield Grange are situated to the south of the site. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have minor negative effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is currently no existing suitable vehicular access to the B2102 from the site. There is the potential for vehicular access to be created on to the B2012 at the existing field gate, but this would involve hedgerow clearance and suitable visibility splays being achieved. Further off-site works or traffic management measures may also be required, and a full transport assessment would be needed. • There is currently pedestrian access to the site as there is pavement along the B2102, although there is no existing access for cycle use.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 209/2020 SITE: Land off B2102, Framfield
		S	M	L	Overall	Commentary
						• The nearest train station is at Uckfield, approx. 1.7 miles northwest of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stop is in Framfield to the northwest of the site, and there is pedestrian connectivity to the bus stop. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered minor negative at this stage given that the transport measures are 'unknown'.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, the site promoter has identified that the whole site would deliver a proposed 200 to 250 (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. 3.5 miles to the west of the site. The nearest hospital is in Uckfield, approx. 1.3 miles to the west. • 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 only realistically accessible by private car as Framfield has a limited bus service (6 services 5 times a week). However, the Framfield Recreation Ground is situated within 450m northwest 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.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 209/2020 SITE: Land off B2102, Framfield
		S	M	L	Overall	Commentary
						• 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 to medium term but uncertain in the 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. • 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 separated from the rest of the Framfield settlement by the B2102. • Framfield has limited services and facilities, and potential future residents are likely to travel to Uckfield or shop online. • The site is not proposing any retail floorspace. • The site is not currently accessible by vehicles although potential exists to create an access onto B2102, subject to hedge clearance.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 209/2020 SITE: Land off B2102, Framfield
		S	M	L	Overall	Commentary
						• The site is accessible to pedestrians and there is a footpath along B2102 connecting the site to Framfield and bus stops further north at the Framfield Primary School which would provide some limited sustainable transport access to services and facilities further afield. • Therefore, the impact on this SA Objective is considered to have no significant effect.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is in Framfield (Framfield CE School) and pedestrian connectivity from the site is already in place. • Secondary education is available in Uckfield at Uckfield College, which provides education from Year 7 to Sixth Form and there is a school bus service Mon – Fri to/from Blackboys. • 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: 209/2020 SITE: Land off B2102, Framfield																		
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	Framfield is classed as a sustainable settlement despite its lack of services and facilities as it has a primary school, community hub and recreation area, because it is close to Uckfield (a higher order sustainable settlement). The site does not currently benefit from planning permission nor any application for development. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is situated on the periphery of Framfield, a sustainable settlement according to the settlement hierarchy. The site has poor access to public transport, services and facilities and any future residents of this site would need to travel to Uckfield and further afield, by private car, to access these.

	The site promotor has proposed a large development (200 to 250 net dwellings) in this rural location however, which would make a positive contribution to the district's housing needs. However, this scale of development on this site would be detrimental to the character of the existing character of Framfield. Minor positive effects are also identified for biodiversity as mitigation measures in line with Local Plan policies are implemented, such as biodiversity net gain and green/blue infrastructure. The site is within Flood Zone 1 and is not at risk of fluvial flooding. A suitable drainage strategy would need to accompany any planning application. Therefore, minor positive effects are likely for SO3. However, to address climate change adaptation (SO2) in terms of dealing with increased rainfall events and surface water, mitigation measures will need to be identified i.e. SuDS provision and therefore the effects on SO2 are uncertain at this time. The development of the site would result in a minor negative effect to be expected with regards to historic and cultural heritage as although the site is not within a conservation area, the Grange Farm House and Framfield Grange are two grade II listed buildings located on the south of the site, which could be affected by any development and therefore the setting of the heritage asset will need to be considered within the design of any development on this site. It is likely that there will be no significant effect on the economy and employment as whilst short term jobs may be created in construction, the site is not proposing to provide any employment floorspace. In terms of education, it is considered there will be no significant effect as there is sufficient educational capacity within the area to accommodate projected growth. Minor negative effects have been identified in relation to climate change mitigation as development is always going to produce some degree of emissions. However, any impacts will be reduced, as far as possible, through the implementation of the relevant Local Plan policies. Minor negative effects have also been identified for waste as this will increase as a result of development, although suitable mitigation and the implementation of the relevant Local Plan policies should reduce the impacts. Furthermore, the development of this proposed scale would have major negative effects on pollution, without extensive mitigation being implemented. Minor negative effects have also been identified with regards to landscape and townscape as the site lies within a rural location surrounded by open countryside, with views from the wider landscape, and the site is not well enclosed from the road to the south, the upper part of the site is more visible in the wider landscape. However, the implementation of the relevant Local Plan policies should reduce the impacts. The lack of health services and facilities within Framfield, together with the clinical area working at 86% of existing capacity, and the accessibility issues with reaching services in Uckfield means it is likely that there will be minor negative effects against SO13. No significant effects are also likely against SO19 as although Framfield has limited services and facilities, it is classed as a sustainable settlement in the settlement hierarchy and has sustainable transport access to Uckfield which is a larger centre. Although it is unlikely that any development of this site would improve the level of service provision within the village.

Selected / Rejected for allocation	The site has been rejected for allocation as there are several uncertain effects including the vehicular and pedestrian access to the site, although there may be the potential to provide a vehicular and pedestrian access point to/from the B2102 but this would involve hedgerow clearance. Further detail is required to understand what scale of development could be accommodated and whether appropriate mitigation measures can be provided. Other uncertain effects are due to a lack of information at this stage with regards to any development of the site and the fact that other Local Plan policies will influence the effects.

SHELAA Ref: 251/1790 **SITE:** Blackboys Inn and Adjoining Land, Lewes Road, Blackboys

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 251/1790 SITE: Blackboys Inn and adjoining land, Lewes Road, Blackboys
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently agricultural land and a listed public house (site is mixed greenfield/PDL with than 50%). • The site is 4.02 ha in size and proposed for 100 (net) dwellings by the applicant. • The site is to the west of School Lane on the fringe of Blackboys, and is surrounded by open farmland to the west and residential housing of the Blackboy village to the north. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Blackboys and Framfield are classed as a sustainable development within the settlement hierarchy and has limited or basic services and facilities and so any development is likely to result in an increase in car use to reach Uckfield, 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: 251/1790 SITE: Blackboys Inn and adjoining land, Lewes Road, Blackboys
		S	M	L	Overall	Commentary
						• The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site is in Flood Zone 1, which is suitable for development and there is no known risk groundwater flooding. • The site does not have surface water flooding risk on any of the site, so mitigation is likely not to be needed. However, if mitigation is provided then this would have positive impact on the flood risk in other areas within the water catchment area. • The site is not within an area of groundwater concern so there is no groundwater flood risk. • The impact is considered uncertain at this time.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or within close proximity. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is largely 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.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 251/1790 SITE: Blackboys Inn and adjoining land, Lewes Road, Blackboys
		S	M	L	Overall	Commentary
						• Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area, which is classed as being a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposed use for housing in this location and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of agricultural land. The site is rural in character and setting. • Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site, particularly to provide screening from the open views from the west.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 251/1790 SITE: Blackboys Inn and adjoining land, Lewes Road, Blackboys
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • There is no ancient woodland or Priority Habitats within the site; however, there is deciduous woodland and its Headwaters biodiversity opportunity area on the opposite side of Lewes Road to the southeast. • 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 in the short term but will become minor positive in the medium to long term as any mitigation measures become established.
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies in a rural location and development of the western part of the site would be out of keeping with surrounding land uses; however, the eastern part of the site would form a continuation of the residential fringe south of Blackboys along School Lane. • The eastern part of the site is considered to be of lower sensitivity within the Council's landscape evidence base primarily due to it being semi-enclosed by mature vegetation and the southern and western extents of the site are highly visible within the wider landscape, forming a prominent skyline in views from the west with potential impacts upon the setting of the historic Blackboys Inn.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 251/1790 SITE: Blackboys Inn and adjoining land, Lewes Road, Blackboys
		S	M	L	Overall	Commentary
						• A promoted footpath, the Vanguard Way, passes along the eastern site boundary with some clear views into the site, and the site contains key landscape features including in-field trees and pockets of mature woodland along its boundaries. Additionally, the River Uck and its Headwaters BOA is adjacent to the eastern site boundary. These factors increase sensitivity to development. • The site is relatively well screened, with some views to the west. The lower part of the site is well enclosed from the wider views, whilst the upper part of the site is slightly more visible in 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. • 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 however, the grade II listed Blackboys Inn is situated in the southeast part of the site. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have minor negative effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is currently no existing vehicular access to the School Lane from the site. There is the potential for vehicular access to be created on to the School Lane, but this would involve hedgerow clearance and suitable visibility splays being achieved. Further off-site

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 251/1790 SITE: Blackboys Inn and adjoining land, Lewes Road, Blackboys
		S	M	L	Overall	Commentary
						works or traffic management measures may also be required, and a full transport assessment would be needed. • There is currently pedestrian access to the site as there is pavement along School Lane and the B2192, although there is no existing access for cycle use. Furthermore, the parked vehicles along School Lane would need to be mitigated in terms of delivering the new vehicular access as well as improvements to the junction of the B2191 and School Lane. • The nearest train station is at Buxted, approx. 2.3 miles northwest of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stop is in Blackboys to the northwest of the site, and there is pedestrian connectivity to the bus stop. • There are no PRoWs within the proximity of the site; however, a promoted footpath, the Vanguard Way, passes along the eastern site boundary with some clear views into the site. Therefore, development of the site would have an impact upon the setting of this protected footpath. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered minor negative at this stage given that the transport measures are 'unknown'.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, the site promoter has identified that the whole site would deliver a proposed 100 (net) dwellings. However, due to the potential landscape impacts that developing the western part of the site would have and that a large-scale development in this part of Blackboys would be out of character. Therefore, this number should be reduced to the possible development of the eastern part of the site. Therefore, the contribution would be considered 9 (net) dwellings on the land along the frontage of School Lane. • However, due to the size of the sustainable developable area of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 251/1790 SITE: Blackboys Inn and adjoining land, Lewes Road, Blackboys
		S	M	L	Overall	Commentary
						needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services (GPs, dentists, pharmacy) are in Uckfield, approx. 3.5 miles to the west of the site. The nearest hospital is in Uckfield, approx. 3.5 miles to the west. • 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 only realistically accessible by private car as Blackboys has a limited bus service (6 services 5 times a week). However, the Blackboys Recreation Ground is situated within 200m northwest of the site. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given 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 to medium term but uncertain in the 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 policies. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 251/1790 SITE: Blackboys Inn and adjoining land, Lewes Road, Blackboys
		S	M	L	Overall	Commentary
						• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is on the residential fringe of Blackboys. • Blackboys has limited services and facilities, and potential future residents are likely to travel to Uckfield or shop online. • The site is not proposing any retail floorspace. • The site is not currently accessible by vehicles although potential exists to create an access onto School Lane, subject to hedge clearance. • The site is accessible to pedestrians and there is a footpath along School Lane connecting the site to Blackboys and bus stops further north at Gun Road which would provide some limited sustainable transport access to services and facilities further afield. • Therefore, the impact on this SA Objective is considered to have no significant effect.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is in Blackboys (Blackboys CE School) and pedestrian connectivity from the site is already in place. • Secondary education is available in Uckfield at Uckfield College, which provides education from Year 7 to Sixth Form and there is a school bus service Mon – Fri to/from Blackboys. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 251/1790 SITE: Blackboys Inn and adjoining land, Lewes Road, Blackboys
		S	M	L	Overall	Commentary
						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: 251/1790	SITE: Blackboys Inn and adjoining land, Lewes Road, Blackboys																		
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	Blackboys is classed as a sustainable settlement despite its lack of services and facilities as it has a primary school, community hub and recreation area, because it is close to Uckfield (a higher order sustainable settlement). The site does not currently benefit from planning permission nor any application for development. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is situated on the periphery of Blackboys, a sustainable settlement according to the settlement hierarchy. The site has poor access to public transport, services and facilities and any future residents of this site would need to travel to Uckfield and further afield, by private car, to access these.

	The site promotor has proposed a large development (100 net dwellings) in this rural location however, given the potential landscape impacts of the site the capacity of the site has been reduced (9 net dwellings), which would make a positive contribution to the district's housing needs. Minor positive effects are also identified for biodiversity as mitigation measures in line with Local Plan policies are implemented, such as biodiversity net gain and green/blue infrastructure. The site is within Flood Zone 1 and is not at risk of fluvial flooding. A suitable drainage strategy would need to accompany any planning application. Therefore, minor positive effects are likely for SO3. However, to address climate change adaptation (SO2) in terms of dealing with increased rainfall events and surface water, mitigation measures will need to be identified i.e. SuDS provision and therefore the effects on SO2 are uncertain at this time. The development of the site would result in a minor negative effect to be expected with regards to historic and cultural heritage as although the site is not within a conservation area, the Blackboys Inn is a grade II listed building located on the southern part of the site, which could be affected by any development and therefore the setting of the heritage asset will need to be considered within the design of any development on this site. It is likely that there will be no significant effect on the economy and employment as whilst short term jobs may be created in construction, the site is not proposing to provide any employment floorspace. In terms of education, it is considered there will be no significant effect as there is sufficient educational capacity within the area to accommodate projected growth. Minor negative effects have been identified in relation to climate change mitigation as development is always going to produce some degree of emissions. However, any impacts will be reduced, as far as possible, through the implementation of the relevant Local Plan policies. Minor negative effects have also been identified for waste and pollution as this will increase as a result of development, although suitable mitigation and the implementation of the relevant Local Plan policies should reduce the impacts. Minor negative effects have also been identified with regards to landscape and townscape as the site lies within a rural location surrounded by open countryside, with views to the south / south-west, and whilst the site is well enclosed from the road to the east and south, the upper part of the site is more visible in the wider landscape. However, limiting the developable area of the site to land along School Lane, and with suitable mitigation and the implementation of the relevant Local Plan policies should reduce the impacts. The lack of health services and facilities within Blackboys, together with the clinical area working at 86% of existing capacity, and the accessibility issues with reaching services in Uckfield means it is likely that there will be minor negative effects against SO13. No significant effects are also likely against SO19 as although Blackboys has limited services and facilities, it is classed as a sustainable settlement in the settlement hierarchy and has sustainable transport access to Uckfield which is a larger centre. Although it is unlikely that any development of this site would improve the level of service provision within the village.

	There are several uncertain effects including the vehicular and pedestrian access to the site, although there may be the potential to provide a vehicular and pedestrian access point to/from School Lane but this would involve hedgerow clearance. Further detail is required to understand what scale of development could be accommodated and whether appropriate mitigation measures can be provided. Other uncertain effects are due to a lack of information at this stage with regards to any development of the site and the fact that other Local Plan policies will influence the effects. Owing to the rural character and setting of this site, limiting the development of the site to the east along School Lane would be a continuation of the existing linear residential housing along the western side of School Lane. The fact it is on the periphery of a sustainable settlement with access to sustainable transport to large centres, part of the site is likely to be suitable for development at a smaller-scale than originally proposed.
Selected / Rejected for allocation	The proposal for the site is for 100 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 9 (net) dwellings along the frontage of the site (School Lane), as it would be a continuation of the existing linear residential built form and has been proposed for allocation on this basis. The development of the whole of the site would be out of keeping with the village, particularly to the west of the site, which is more prominent within the landscape. The 2023 Landscape Sensitivity Assessment confirms that the site has moderate sensitivity to residential development, in part due to the intact historic fields pattern and rural backdrop the site provides to the historic Blackboys Inn. However, it also notes that in the north of the site (adjacent to existing linear settlement along School Lane), where enclosed by existing vegetation, it is less sensitive. A full transport assessment would be required to assess the suitability of any access to the serve development and any development scheme would need to reflect topographical constraints, and the proximity of listed buildings to the site.

SHELAA Ref: 289/1410 **SITE:** Land by Croft House, Old Eastbourne Road, Uckfield

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 289/1410 SITE: Land by Croft House, Old Eastbourne Road, Uckfield
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently agricultural land (site is greenfield). • The proposed number of dwellings has not been provided by the landowner, but the site is 4.4 ha in size. • The site is to the south of Eastbourne Road to the southeast of Uckfield, and is surrounded by open countryside to the south, east and west and a small amount of linear residential housing to the north of the site fronting onto Eastbourne Road, with commercial and residential units within Cysley's Farm on the opposite side of Eastbourne Road further to the north. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Uckfield is classed as a sustainable development within the settlement hierarchy and has an array of services and facilities, including Uckfield train station. However, 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: 289/1410 SITE: Land by Croft House, Old Eastbourne Road, Uckfield
		S	M	L	Overall	Commentary
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 site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment and there is minimal risk from surface water flooding currently near the pond that abuts the southeast corner of the site and along the hedgerows in the south of the site. 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. • The site is not at risk of fluvial flooding. There is minimal surface water flooding around the southern hedgerows and the pond adjacent to the south of the site which can likely be mitigated with a suitably designed development. The impact on this SA Objective is likely to be no significant 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 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.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 289/1410 SITE: Land by Croft House, Old Eastbourne Road, Uckfield
		S	M	L	Overall	Commentary
						• 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 greenfield, agricultural land but has not been classified within the Agricultural Land Classification survey. • The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO_2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• Development of the site 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 those 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.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 289/1410 SITE: Land by Croft House, Old Eastbourne Road, Uckfield
		S	M	L	Overall	Commentary
						• The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposed use for housing in this location and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of agricultural land. The site is rural in character and setting. • Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site, particularly to provide screening from the open views from the west. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). Furthermore, there are no biodiversity opportunity areas within the vicinity of the site. • Although there is no Ancient Deciduous Woodland in the site, there is some in close proximity to the south of the site. • 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

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 289/1410 SITE: Land by Croft House, Old Eastbourne Road, Uckfield
		S	M	L	Overall	Commentary
						with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor negative in the short term but will have no significant effect in the medium to long term as any mitigation measures become established.
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies in a rural location and development would be out of keeping with surrounding land uses, particularly between Eastbourne Road and Oldmill Wood. • The site is considered to be of moderate sensitivity within the Council's landscape evidence base primarily due to the site's rural character and setting, long distance views to the wider landscape to south, as well historic field patterns. • A new outline planning permission for 90 (net) residential dwellings to the west of the site (under planning reference WD/2020/0410/MAO) will bring the settlement boundary adjacent to this site if built. • However, the site is currently detached from the existing settlement. Furthermore, the site is not well enclosed with poor screening due to the low hedgerows along the site boundaries, particularly along the road. The implementation of suitable landscape mitigation for the whole of the site would not be viable. • 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 policies. • The impact is expected to be major negative but could be reduced through suitable mitigation measures.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area however, the grade II listed Cysley's Farmhouse is located north of the site and development of this nature could negatively impact its setting. • 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 minor negative effect on this SA

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 289/1410 SITE: Land by Croft House, Old Eastbourne Road, Uckfield
		S	M	L	Overall	Commentary
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is currently no suitable vehicular access onto Eastbourne Road from the site. Therefore, a new vehicle access would be required for any residential development on the site. • A new vehicular access to the site from Eastbourne Road may be difficult at this location given the 60mph speed limit for the highway in this location. Further off-site works or traffic management measures may also be required, and a full transport assessment would be needed. • There is a footway along the Eastbourne Road that would connect with the site. It is narrow in form however and may require improvement through widening. • The nearest train station is at Uckfield, approx. 1 mile northwest of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stop is on Eastbourne Road to the north of the site, and there is currently pedestrian connectivity to the bus stop. • There is no PRoW within the site. However, a PRoW does travel adjacent to the southern boundary of the site (Footpath 66, Framfield) and runs north-west to south-east. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered minor negative at this stage given that the speed limit of the highway in this location would make a new vehicle access difficult. There is potential for a vehicular access to be achieved in conjunction with the approved development to the northwest of the site.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, but the site promoter has not yet identified a quantum of development and therefore, the contribution is not known at this stage.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 289/1410 SITE: Land by Croft House, Old Eastbourne Road, Uckfield
		S	M	L	Overall	Commentary
						• However, due to the size of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services (GPs, dentists, pharmacy) are in Uckfield, approx. 1.3 miles to the northwest of the site. The nearest hospital is in Uckfield, approx. 0.7 miles to the northwest. • 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). These are accessible by bus as Eastbourne Road has a regular bus service (numerous services, 7 times a week). • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that the 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 term 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.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 289/1410 SITE: Land by Croft House, Old Eastbourne Road, Uckfield
		S	M	L	Overall	Commentary
						• With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is on the southeast residential fringe of Uckfield, although it is approx.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 and may rely on neighbouring sites to come forward for development, to provide a suitable vehicle access. • The site is accessible to pedestrians, as there is a footpath along the south side of Eastbourne Road that would connect the site to the town centre, however this is a considerable distance to walk. • 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.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 289/1410 SITE: Land by Croft House, Old Eastbourne Road, Uckfield
		S	M	L	Overall	Commentary
						• 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 Uckfield College, which provides education from Year 7 to Sixth Form and there is a school bus service Mon – Fri to/from 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: 289/1410 SITE: Land by Croft House, Old Eastbourne 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 not currently benefit from planning permission nor any application for development. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is situated on the rural outskirts 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 the proposed development boundary for Uckfield, although it is in close proximity. The site does not, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is not within the development boundary of a sustainable settlement.

	Major positive effects: None **Minor positive effects: SO14 Housing** The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is not known and details are lacking as to any affordable housing provision etc. **Major negative effects: SO10 Landscape & Townscape** Development of the site in this rural location will have negative impact upon the historic field patterns and open countryside/landscape in this location as the site is not well enclosed due to the short hedgerows along the site's boundaries, which provide very little screening from the wider views, particularly from the road to the north. The implementation of suitable landscape mitigation for the whole of the site would not be viable. **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution, SO11 Historic & Cultural Heritage and SO13 Travel & Accessibility** All development will result in an increase in greenhouse gas emissions and waste production. Additionally the speed limit of the highway in this location would make the required new vehicle access difficult and improvements to the existing access will negatively impact the existing access to the adjacent dwelling. Furthermore, the development of the site has potential to impact the setting of the grade II listed Cysley's Farmhouse, which lies within close proximity to the site. The application of Local Plan policies should mitigate negative impacts, although this is not certain. **No significant effect: SO3 Flood Risk, SO09 Biodiversity, 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: SO2 Climate Change, SO4 Water Resource/Quality, SO5 Soil, Land & Minerals, SO8 Green & Blue Infrastructure, SO12 Digital Infrastructure, SO15 Health & Wellbeing, SO16 Quality of Life & Place and SO17 Social Deprivation** 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 it is considered that development of the site would be detrimental to the visual amenity of the open countryside south of Uckfield, due to the low hedgerows along the site boundaries, which provide very little screening from wider views. The implementation of suitable landscape mitigation for the whole of the site would not be viable.

	Additionally, the provision of a suitable new access is hindered by the speed limit in this location as well as the potential for the development to negatively impact the nearby grade II listed Cysley's Farmhouse. Furthermore, although the site is close to the residential fringe south of Uckfield, it is outside of the proposed development boundary for the settlement, as development further along Old Eastbourne Road here would be prominent in the landscape along the ridgeline in this location.

SHELAA Ref: 297/1410 **SITE:** Land adjacent to Croft House, Old Eastbourne Road, Uckfield

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 297/1410 SITE: Land adjacent to Croft House, Old Eastbourne Road, Uckfield
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently agricultural land (site is greenfield). • The site is 2.91 ha in size and proposed for 84 (net) dwellings by the applicant. • The site is to the south of Old Eastbourne Road to the southeast of Uckfield, and is surrounded by open countryside to the south, east and west and a small amount of linear residential housing to the north of the site fronting onto Old Eastbourne Road. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • 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.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 297/1410 SITE: Land adjacent to Croft House, Old Eastbourne Road, Uckfield
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment and there is minimal risk from surface water flooding currently near the pond situated in the southern part of the site. 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 but there is minimal surface water flooding around the pond in the southern part of the site which can be mitigated with a suitably designed development, and that policies within the plan will provide for suitable surface water drainage, the impact on this SA Objective is likely to be no significant 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 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.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 297/1410 SITE: Land adjacent to Croft House, Old Eastbourne Road, Uckfield
		S	M	L	Overall	Commentary
						• 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 development. The increase in air pollution from construction is likely to be in the short to medium term.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 297/1410 SITE: Land adjacent to Croft House, Old Eastbourne Road, Uckfield
		S	M	L	Overall	Commentary
						• 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 proposal is for 84 residential dwellings in this rural location and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of agricultural land. The site is rural in character and setting. • Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site, particularly to provide screening from the open views from the west. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). Furthermore, there are no biodiversity opportunity areas within the vicinity of the site. • Although there is no Ancient Deciduous Woodland in the site, there is some in close proximity to the southwest of the site. Furthermore, there is a small pond in the southern part of the site. • 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.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 297/1410 SITE: Land adjacent to Croft House, Old Eastbourne Road, Uckfield
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor negative in the short term but will have no significant effect in the medium to long term as any mitigation measures become established.
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies in a rural location and development would be out of keeping with surrounding land uses, particularly between Old Eastbourne Road and Oldmill Wood. • The site is considered to be of moderate sensitivity within the Council's landscape evidence base primarily due to the site's rural character and setting, long distance views to the wider landscape to south, as well historic field patterns. • The site is not well enclosed with poor screening due to the low hedgerows along the site boundaries, particularly along the road. The implementation of suitable landscape mitigation for the whole of the site would not be viable. • 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 major negative but could be reduced through suitable mitigation measures.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no listed buildings or other heritage assets in close proximity to the site. • There is a Grade II listed building to the east of the site (on the opposite side of Old Eastbourne Road from the site) called Cysley's Farm however this is at a distance where it is considered there would be no impact on the listed building or its setting from development of this site. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 297/1410 SITE: Land adjacent to Croft House, Old Eastbourne Road, Uckfield
		S	M	L	Overall	Commentary
						• 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 currently vehicular access onto the Old Eastbourne Road from the site. However, it is not suitable for proposed residential development and improvements to the access would hinder the existing access to the adjacent dwelling. • A new vehicular access to the site from Old Eastbourne Road may be difficult at this location given the 60mph speed limit for the highway in this location. Further off-site works or traffic management measures may also be required, and a full transport assessment would be needed. • There is a footway along the Eastbourne Road that would connect with the site. It is narrow in form however and may require improvement through widening. • The nearest train station is at Uckfield, approx. 1.3 mile northwest of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stop is on Old Eastbourne Road to the east of the site, and there is currently pedestrian connectivity to the bus stop. • There is no PRoW within the site, however one does travel adjacent to the eastern boundary of the site (Footpath 66, Framfield) and runs north-east to south-west and then travel north-west south 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 is considered minor negative at this stage given that the speed limit of the highway in this location would make a new vehicle access difficult and improvements to the existing access will negatively impact the existing access to the adjacent dwelling.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 297/1410 SITE: Land adjacent to Croft House, Old Eastbourne Road, Uckfield
		S	M	L	Overall	Commentary
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 84 (net) dwellings. • However, due to the size of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services (GPs, dentists, pharmacy) are in Uckfield, approx. 1.4 miles to the northwest of the site. The nearest hospital is in Uckfield, approx. 1 mile to the northwest. • 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 as Old Eastbourne Road has a regular bus service (numerous services 7 times a week). • 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.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 297/1410 SITE: Land adjacent to Croft House, Old Eastbourne Road, Uckfield
		S	M	L	Overall	Commentary
						• With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is detached from Uckfield and any other identified settlement or local facilities and amenities. • Uckfield has an array pf 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 and relies on neighbouring sites to come forward for development, to provide a suitable vehicle access. • The site is accessible to pedestrians as there is a footpath along the south side of Old Eastbourne Road that would connect the site to the town centre, however this is a considerable distance to walk. • 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.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 297/1410 SITE: Land adjacent to Croft House, Old Eastbourne Road, Uckfield
		S	M	L	Overall	Commentary
						• 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 Uckfield College, 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: 297/1410 SITE: Land adjacent to Croft House, Old Eastbourne 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 not currently benefit from planning permission nor any application for development. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is situated on the rural outskirts 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 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 not within a sustainable settlement.

	Major positive effects: None **Minor positive effects: SO14 Housing** The site promotor has proposed a large development (84 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. **Major negative effects: SO10 Landscape & Townscape** Development of the site in this rural location will have negative impact upon the historic field patterns and open countryside landscape in this location as the site is not well enclosed due to the short hedgerows along the site's boundaries provide very little screening from the wider views, particularly from the road to the north. The implementation of suitable landscape mitigation for the whole of the site would not be viable. **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution and SO13 Travel & Accessibility** All development will result in an increase in greenhouse gas emissions and waste production, additionally the speed limit of the highway in this location would make the required new vehicle access difficult and improvements to the existing access will negatively impact the existing access to the adjacent dwelling. Although the application of Local Plan policies should mitigate any negative impacts. **No significant effect: SO3 Flood Risk, SO09 Biodiversity, 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 is not taken forward for allocation as it is considered that development of the site would be detrimental to the important visual amenity for the open countryside south of Uckfield, due to the low hedgerows along the site boundaries provide very little screening of from wider views. Additionally, the provision of a suitable new access is hindered by the speed limit in this location as well as the impeding upon the existing access to the adjacent dwelling along the only suitable frontage onto the highway.

SHELAA Ref: 400/1410 **SITE:** Land at High Cross Farm, Old Eastbourne Road, Uckfield

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 400/1410 SITE: Land at High Cross Farm, Old Eastbourne Road, Uckfield
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently agricultural land and ancient woodland (site is greenfield). • The site is 50.27 ha in size and proposed for 950 (net) dwellings by the applicant. • The site is to the southeast of Uckfield between Old Eastbourne Road to the north and the A22 to the south, and is surrounded by open countryside to the south, east and west and a small amount of linear residential housing to the north of the site. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • 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.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 400/1410 SITE: Land at High Cross Farm, Old Eastbourne Road, Uckfield
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The majority of the site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. However, the site is divided into two by the Flood Zones 2 and 3 that surround the Ridgewood Stream, which flows from the southeast to the northwest through centre of the site. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce large areas of impermeable surfaces on an area that was previously greenfield. • 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 number of new residential dwellings proposed within as site that is at risk of fluvial and surface water flooding there is a need for extensive mitigation within a suitably designed development and despite policies within the plan that will provide for suitable surface water drainage, the impact on this SA Objective is likely to be major negative 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. • The Ridgewood Stream flows from the southeast to the northwest through the centre of the site splitting the site north and south. Therefore, mitigation would be needed to limit the impact that the development of this site would have on the streams water supply. • 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.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 400/1410 SITE: Land at High Cross Farm, Old Eastbourne Road, Uckfield
		S	M	L	Overall	Commentary
						• 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 of this size will 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. • The scale of the development proposed for the site is likely to introduce more pollution into the Ridgewood Stream watercourse. Mitigation measures and Local Plan policies could lessen some negative impacts, however development of the is scale in close proximity would still lead to some pollution during the development's construction.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 400/1410 SITE: Land at High Cross Farm, Old Eastbourne Road, Uckfield
		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 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 proposal is for 950 residential dwellings in this rural location and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of agricultural land. The site is rural in character and setting. • Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site, particularly to provide screening from the open views from the west. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). Furthermore, there are no biodiversity opportunity areas within the vicinity of the site. • Although there is no Ancient Deciduous Woodland in the site, there is some in close proximity to the southwest of the site. Furthermore, there is a small pond in the southern part of the site. • 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.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 400/1410 SITE: Land at High Cross Farm, Old Eastbourne Road, Uckfield
		S	M	L	Overall	Commentary
						• 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. • Due to the size of the proposed development on this site a Habitat Impact Assessment would be required to determine the full extent of any proposed development scheme on this site. • Given the number of new residential dwellings proposed within as site that has several priority habitats and ancient woodland designations, as well as the Ridgewood Stream watercourse, and despite policies within the plan that will provide for suitable biodiversity mitigation, the impact on this SA Objective is likely to be minor negative over all timeframes.
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies in a rural location and a proposed development of this size would be out of keeping with surrounding land uses, particularly between Old Eastbourne Road and the A22. • The site is considered to be of moderate sensitivity within the Council's landscape evidence base primarily due to areas of ancient woodland and priority habitat deciduous woodland in the north and the Ridgewood Stream in the centre of the site. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The impact is expected to be major negative and although some impacts could be reduced through suitable mitigation measures, the scale of this site in a rural location would still have a detrimental impact upon the local rural landscape.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 400/1410 SITE: Land at High Cross Farm, Old Eastbourne Road, Uckfield
		S	M	L	Overall	Commentary
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no listed buildings or other heritage assets in close proximity to the site. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have no significant effect on this SA.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The current vehicular access onto the Old Eastbourne Road from the site would need improving to be suitable for residential development. The current access is however hinder due to the 60mph speed limit for the highway in this location. • A new access would be needed for the southern part of the site on the A22, although this is restricted by the small frontage onto the road to the south. • Additionally, vehicle and pedestrian connection between the north and south of the site would require a bridge across Ridgewood Stream but this is restricted by the ancient deciduous woodland that runs along most of the banks of the stream. • There is a footway along the Eastbourne Road that would connect with the site. It is narrow in form however and may require improvement through widening. • The nearest train station is at Uckfield, approx. 1.5 mile northwest of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stop is on Old Eastbourne Road to the north of the site, and there is currently pedestrian connectivity to the bus stop. • There is a PRoW (Footpath 66, Framfield) that runs north-east to south-west and then travelling to the north-west in the north of the site. • The size of the proposed development would put a strain on the local road infrastructure and therefore further off-site works, or traffic management measures may also be required, and a full transport assessment would be needed.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 400/1410 SITE: Land at High Cross Farm, Old Eastbourne Road, Uckfield
		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. • The impact is considered minor negative at this stage given the size of the proposed development, also that the site is spilt into two by the Ridgewood Stream and ancient woodland and the existing access to the north will need substantial improvements due to the speed limit of the highway in this location as well as the need for a new access onto the A22, which is hindered by the small frontage of the site along the highway and proximity to the existing roundabout given the speed limit of the A22 in this location also.
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 950 (net) dwellings. • Furthermore, due to the size of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a 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. 1.4 miles to the northwest of the site. The nearest hospital is in Uckfield, approx. 1.2 miles to the northwest. • 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 as Old Eastbourne Road has a regular bus service (numerous services 7 times a week). • 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				SHELAA Ref: 400/1410 SITE: Land at High Cross Farm, Old Eastbourne Road, Uckfield
		S	M	L	Overall	Commentary
						• 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. • 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 detached from Uckfield and any other identified settlement or local facilities and amenities. • 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.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 400/1410 SITE: Land at High Cross Farm, Old Eastbourne Road, Uckfield
		S	M	L	Overall	Commentary
						• The north site is currently accessible by vehicles. However, this would require substantial improvements as well as a new access for the southern part of the site as it is split into two by the Ridgewood Stream and woodland in the centre of the site. • The site is accessible to pedestrians as there is a footpath along the south side of Old Eastbourne Road that would connect the site to the town centre, however this is a considerable distance to walk. • Therefore, the impact on this SA Objective is considered to be uncertain.
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 Uckfield College, 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: 400/1410 SITE: Land at High Cross Farm, Old Eastbourne 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 not currently benefit from planning permission nor any application for development. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is situated on the rural outskirts 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 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 not within a sustainable settlement.

	Major positive effects: SO14 Housing The site promotor has proposed a large development (950 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: None** **Major negative effects: SO3 Flood Risk and SO10 Landscape & Townscape** Development of this large site in this rural location will have negative impact upon the historic field patterns and countryside landscape in this location as the site is detached from any settlement and consists of large areas of ancient woodland. The site is divided into two by the Ridgewood Stream and the Flood Zones 2 and 3 that surround it, the large scale of proposed development and loss of large quantities of vegetation on the site would increase the flood risk along the stream. **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution, SO9 Biodiversity and SO13 Travel & Accessibility** All development will result in an increase in greenhouse gas emissions and waste production as well as be harmful to the ancient woodland, priority habitats and protected watercourse on the site, although the application of Local Plan policies should mitigate any negative impacts. Additionally, given the size of the proposed development and that there has been no travel plan or transport assessment submitted it is likely to negatively impact the sustainable travel SO, furthermore the site is divided into two by the Ridgewood Stream and ancient woodland resulting in the need for two vehicular accesses for the development of this site. However, the existing access to the north will need substantial improvements due to the speed limit of the highway in this location as well as the need for a new access onto the A22, which is hindered by the small frontage of the site along the highway and proximity to the existing roundabout given the speed limit of the A22 in this location also. **No significant effect: SO11 Historic & Cultural Heritage, SO18 Economy & Employment, and SO20 Education & Skills** The scale of proposed development and the site's location mean no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects. Owing to the rural character and setting of this site, the provision of suitable vehicle access for both the northern and southern parts of the site being unlikely and the significant impacts development of this site would have on the flood risk and pollution in a rural location and landscape and character of the historic fields and ancient deciduous woodland between of Old Eastbourne Road and the A22, it is unlikely to be suitable for development.
Selected / Rejected for allocation	The site is not taken forward for allocation as it is considered that development of the site would be detrimental to the important rural landscape for the countryside south of Uckfield, due to the potential for harm to the large areas of ancient woodland, priority habitats and the protected watercourse on the site. Additionally, the size of the development is likely to put further strain onto the

	congestion of the nearby highways especially as there has been no travel plan or travel assessment submitted. Furthermore, the site is split into two by the Ridgewood Stream and Ancient woodland, which therefore requires the provision of two suitable vehicular accesses, and these are hindered by the speed limit in both suitable locations, onto Old Eastbourne Road to the north and the A22 to the south.

SHELAA Ref: 401/2020 **SITE:** The Barn Field, Gatehouse Lane, Framfield

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 401/2020 SITE: The Barn Field, Gatehouse Lane, Framfield
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently agricultural land (site is greenfield). • The site is 2.59 ha in size and proposed for 6 (net) dwellings by the applicant. • The site is to the east of Gatehouse Lane to the east of Framfield and is surrounded by open countryside to the northeast and west and residential housing of the on the opposite side of the Gatehouse Lane to the west. • 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. • Framfield is classed as a sustainable development within the settlement hierarchy and has limited or basic services and facilities and so any development is likely to result in an increase in car use to reach Uckfield, 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: 401/2020 SITE: The Barn Field, Gatehouse Lane, Framfield
		S	M	L	Overall	Commentary
						• The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site is in Flood Zone 1, which is suitable for development and there is no known risk groundwater flooding. • The site does not have surface water flooding risk on any of the site, so mitigation is likely not to be needed. However, if mitigation is provided then this would have positive impact on the flood risk in other areas within the water catchment area. • The site is not within an area of groundwater concern so there is no groundwater flood risk. • The impact is considered uncertain at this time.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or within close proximity. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site 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.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 401/2020 SITE: The Barn Field, Gatehouse Lane, Framfield
		S	M	L	Overall	Commentary
						• Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• The scale of development proposed for the site is likely to introduce more light pollution to the area, which is classed as being a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposed use for residential housing in this location and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of agricultural land. The site is rural in character and setting. • Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site, particularly to provide screening from the open views from the west.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 401/2020 SITE: The Barn Field, Gatehouse Lane, Framfield
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • There is no ancient woodland, biodiversity opportunity areas or priority habitats within the site or close proximity. • 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 in the short term but will become minor positive in the medium to long term as any mitigation measures become established.
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies in a rural location and development of the site would be out of keeping with surrounding land uses; furthermore, the site is isolated from the residential area of Framfield due to the rural nature of Gatehouse Lane. • The site is considered to be of moderate to high sensitivity within the Council's landscape evidence base primarily due to its elevated position on the ridgeline and strong visual relationship with the surrounding hills, including to the High Weald National Landscape, which increases sensitivity. • The site is not relatively well screened, with views from the road through the vegetation along the frontage. The vegetation along the site's southern and western boundaries are well enclosed from the wider views, whilst the upper part of the site is slightly more visible in the wider landscape.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 401/2020 SITE: The Barn Field, Gatehouse Lane, Framfield
		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 but could be reduced through suitable mitigation measures.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area however, the grade II listed Gate House is situated to the north of the site. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have uncertain effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is currently an existing suitable vehicular access to Gatehouse Lane from the site. However, it will need improvements to make it suitable for residential development, but this would involve hedgerow clearance and suitable visibility splays being achieved. 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 as there are no pavements along this part of Gatehouse Lane, although there is no existing access for cycle use. Although, the provision of footpath along Gatehouse Lane to connect the site to Framfield would be possible due to the road's wide verges. • The nearest train station is at Uckfield, approx. 1.7 miles west of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stop is in Framfield to the southwest of the site, and there is no pedestrian connectivity to the bus stop currently.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 401/2020 SITE: The Barn Field, Gatehouse Lane, Framfield
		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. • The impact is considered minor negative at this stage given that the transport measures are 'unknown'.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, the site promoter has identified that the whole site would deliver a proposed 6 (net) dwellings. • However, due to the size of the sustainable developable area of the site, an appropriate mix of type and tenure, affordable housing could not be accommodated. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services (GPs, dentists, pharmacy) are in Uckfield, approx. 1.7 miles to the west of the site. The nearest hospital is in Uckfield, approx. 1.3 miles to the west. • 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 only realistically accessible by private car as Framfield has a limited bus service (6 services 5 times a week). However, the Framfield Recreation Ground is situated within 400m west of the site. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given 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.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 401/2020 SITE: The Barn Field, Gatehouse Lane, Framfield
		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 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 relatively isolated from the rest of the Framfield settlement. • Framfield has limited services and facilities, and potential future residents are likely to travel to Uckfield or shop online. • The site is not proposing any retail floorspace. • The site is currently accessible by vehicles although potential exists to create an access onto Gatehouse Lane, although improvements would be required, subject to hedge clearance. • The site is not accessible to pedestrians as there are no footpath along this part of Gatehouse Lane connecting the site to Framfield and bus stops further north at the Framfield Primary School which would provide some limited sustainable transport access to services and facilities further afield. • Therefore, the impact on this SA Objective is considered to have no significant effect.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 401/2020 SITE: The Barn Field, Gatehouse Lane, Framfield
		S	M	L	Overall	Commentary
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is in Framfield (Framfield CE School) and pedestrian connectivity from the site is already 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 Blackboys. • 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: 401/2020 SITE: The Barn Field, Gatehouse Lane, Framfield																		
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	Framfield is classed as a sustainable settlement despite its lack of services and facilities as it has a primary school, community hub and recreation area, because it is close to Uckfield (a higher order sustainable settlement). The site does not currently benefit from planning permission nor any application for development. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is situated on the periphery of Framfield a sustainable settlement according to the settlement hierarchy. Although site has poor access to public transport, services and facilities and any future residents of this site would need to travel to Uckfield and further afield, by private car, to access these. The site lies outside the proposed development boundary for Framfield. The site does not, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is not within a sustainable settlement.

	Major positive effects: None **Minor positive effects: SO9 Biodiversity and SO14 Housing** The site promotor has proposed a small development (6 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. Furthermore, development of the site has the potential to implement suitable biodiversity mitigation methods and therefore make a positive impact upon the local biodiversity. **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution, SO10 Landscape & Townscape, SO11 Historic & Cultural Heritage and SO13 Travel & Accessibility** All development will result in an increase in greenhouse gas emissions and waste production, additionally site is considered to be of moderate to high sensitivity within the Council's landscape evidence base primarily due to its elevated position on the ridgeline and strong visual relationship with the surrounding hills, including to the High Weald National Landscape, which increases sensitivity. Although the application of Local Plan policies should mitigate any negative impacts. Furthermore, there is currently no pedestrian access to the site as there are no pavements along this part of Gatehouse Lane and widening the existing access to provide a suitable access for residential development would result in the removal of vegetation along the site boundaries. **No significant effect: SO3 Flood Risk, SO09 Biodiversity, 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 is not taken forward for allocation as it is considered that development of the site would be detrimental to the rural landscape east of Framfield, due to the site being detached from the settlement down a country lane and the need to remove vegetation along the sites frontage to provide suitable visibility splays for an improved vehicle access and for a footpath along Gatehouse Lane. low hedgerows along the site boundaries provide very little screening of from wider views.

SHELAA Ref: 417/2020 **SITE:** Land at Merrywell, Gatehouse Lane

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 417/2020 SITE: Land at Merrywell, Gatehouse Lane
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently agricultural land (site is greenfield). • The site is 0.2 ha in size and proposed for 7 (net) dwellings by the applicant. • The site is to the east of Gatehouse Lane to the east of Framfield and is surrounded by open countryside to the northeast and west and residential housing of the on the opposite side of the Gatehouse Lane to the west. • 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. • Framfield is classed as a sustainable development within the settlement hierarchy and has limited or basic services and facilities and so any development is likely to result in an increase in car use to reach Uckfield, 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: 417/2020 SITE: Land at Merrywell, Gatehouse Lane
		S	M	L	Overall	Commentary
						• The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site is in Flood Zone 1, which is suitable for development and there is no known risk groundwater flooding. • The site does not have surface water flooding risk on any of the site, so mitigation is likely not to be needed. However, if mitigation is provided then this would have positive impact on the flood risk in other areas within the water catchment area. • The site is not within an area of groundwater concern so there is no groundwater flood risk. • The impact is considered uncertain at this time.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or within close proximity. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site 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.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 417/2020 SITE: Land at Merrywell, Gatehouse Lane
		S	M	L	Overall	Commentary
						• Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• The scale of development proposed for the site is likely to introduce more light pollution to the area, which is classed as being a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposed use for residential housing in this location and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of agricultural land. The site is rural in character and setting. • Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site, particularly to provide screening from the open views from the west.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 417/2020 SITE: Land at Merrywell, Gatehouse Lane
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • There is no ancient woodland, biodiversity opportunity areas or priority habitats within the site or close proximity. • 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 in the short term but will become minor positive in the medium to long term as any mitigation measures become established.
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies in a rural location and development of the site would be out of keeping with surrounding land uses; furthermore, the site is isolated from the residential area of Framfield due to the rural nature of Gatehouse Lane. • The site is considered to be of moderate to high sensitivity within the Council's landscape evidence base primarily due to key landscape features at the boundary and within the site and its elevated position on the ridge and proximity to the Conservation Area. • The site is relatively well screened, with mature hedgerows and hedgerow trees at site boundaries particularly along the frontage.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 417/2020 SITE: Land at Merrywell, Gatehouse Lane
		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 but could be reduced through suitable mitigation measures.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area however, the site is within close proximity to the Framfield Conservation Area. There are no other heritage assets within the vicinity of the site. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have minor negative effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is currently an existing suitable vehicular access to Gatehouse Lane from the site. However, A new vehicular/pedestrian access is required to make it suitable for residential development, but this would involve hedgerow clearance and suitable visibility splays being achieved. 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 as there are no pavements along this part of Gatehouse Lane, additionally there is no existing access for cycle use. Although, a pedestrian link to the village would be possible in the form of a footway along Gatehouse Lane due to the road's wide verges. • The nearest train station is at Uckfield, approx. 1.7 miles west of the site, although the only reasonable access to the station is via private motor vehicle.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 417/2020 SITE: Land at Merrywell, Gatehouse Lane
		S	M	L	Overall	Commentary
						• The nearest bus stop is in Framfield to the southwest of the site, and 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 minor negative at this stage given that the transport measures are 'unknown'.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, the site promoter has identified that the whole site would deliver a proposed 7 (net) dwellings. • However, due to the size of the sustainable developable area of the site, an appropriate mix of type and tenure, affordable housing could be accommodated despite not being required within the relevant Local Plan policies. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services (GPs, dentists, pharmacy) are in Uckfield, approx. 1.7 miles to the west of the site. The nearest hospital is in Uckfield, approx. 1.3 miles to the west. • 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 only realistically accessible by private car as Framfield has a limited bus service (6 services 5 times a week). However, the Framfield Recreation Ground is situated within 300m west of the site. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given 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 to medium

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 417/2020 SITE: Land at Merrywell, Gatehouse Lane
		S	M	L	Overall	Commentary
						term but uncertain in the 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. • 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 relatively isolated from the rest of the Framfield settlement. • Framfield has limited services and facilities, and potential future residents are likely to travel to Uckfield or shop online. • The site is not proposing any retail floorspace. • The site is currently accessible by vehicles although potential exists to create an access onto Gatehouse Lane, although improvements would be required, subject to hedge clearance. • The site is not accessible to pedestrians as there are no footpath along this part of Gatehouse Lane connecting the site to Framfield and bus stops further north at the

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 417/2020 SITE: Land at Merrywell, Gatehouse Lane
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						Framfield Primary School which would provide some limited sustainable transport access to services and facilities further afield. • Therefore, the impact on this SA Objective is considered to have no significant effect.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is in Framfield (Framfield CE School) and pedestrian connectivity from the site is already in place. • Secondary education is available in Uckfield at Uckfield College, which provides education from Year 7 to Sixth Form and there is a school bus service Mon – Fri to/from Blackboys. • 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: 417/2020 SITE: Land at Merrywell, Gatehouse Lane																				
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	Framfield is classed as a sustainable settlement despite its lack of services and facilities as it has a primary school, community hub and recreation area, because it is close to Uckfield (a higher order sustainable settlement). The site does not currently benefit from planning permission nor any application for development. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is situated on the periphery of Framfield a sustainable settlement according to the settlement hierarchy, however the site has poor pedestrian connectivity to the settlement. The site has poor access to public transport, services and facilities and any future residents of this site would need to travel to Uckfield and further afield, by private car, to access these.

	The site promotor has proposed a large development (7-net dwellings) in this rural location however, which would make a positive contribution to the district's housing needs. However, the location of development on this site would be separate from the existing character of Framfield. Minor positive effects are also identified for biodiversity as mitigation measures in line with Local Plan policies are implemented, such as biodiversity net gain and green/blue infrastructure. The site is within Flood Zone 1 and is not at risk of fluvial flooding. A suitable drainage strategy would need to accompany any planning application. Therefore, minor positive effects are likely for SO3. However, to address climate change adaptation (SO2) in terms of dealing with increased rainfall events and surface water, mitigation measures will need to be identified i.e. SuDS provision and therefore the effects on SO2 are uncertain at this time. The development of the site would result in a minor negative effect to be expected with regards to historic and cultural heritage as the Site is with close proximity to the Framfield Conservation Area to the west, the setting of which could be affected by any development and therefore the setting of the Conservation Area will need to be considered within the design of any development on this site. It is likely that there will be no significant effect on the economy and employment as whilst short term jobs may be created in construction, the site is not proposing to provide any employment floorspace. In terms of education, it is considered there will be no significant effect as there is sufficient educational capacity within the area to accommodate projected growth. Minor negative effects have been identified in relation to climate change mitigation as development is always going to produce some degree of emissions. However, any impacts will be reduced, as far as possible, through the implementation of the relevant Local Plan policies. Minor negative effects have also been identified for waste as this will increase as a result of development, although suitable mitigation and the implementation of the relevant Local Plan policies should reduce the impacts. Furthermore, the development of this proposed scale would have major negative effects on pollution, without extensive mitigation being implemented. Minor negative effects have also been identified with regards to landscape and townscape as the site lies within a rural location surrounded by open countryside, with views from the wider landscape, and the site is not well enclosed from the road to the south, the upper part of the site is more visible in the wider landscape. However, the implementation of the relevant Local Plan policies should reduce the impacts. The lack of health services and facilities within Framfield, together with the clinical area working at 86% of existing capacity, and the accessibility issues with reaching services in Uckfield means it is likely that there will be minor negative effects against SO13. No significant effects are also likely against SO19 as although Framfield has limited services and facilities, it is classed as a sustainable settlement in the settlement hierarchy and has sustainable transport access to Uckfield which is a larger centre. Although it is unlikely that any development of this site would improve the level of service provision within the village.

	There are several uncertain effects including the vehicular and pedestrian access to the site, although there may be the potential to provide a newa vehicular access point to/from the Gatehouse Lane and provide a footpath along the verge, but this would involve hedgerow clearance. Further detail is required to understand what scale of development could be accommodated and whether appropriate mitigation measures can be provided. Other uncertain effects are due to a lack of information at this stage with regards to any development of the site and the fact that other Local Plan policies will influence the effects.
Selected/Rejected for allocation	The site has been rejected for allocation as the site has poor access to public transport, services and facilities and any future residents of this site would need to travel to Uckfield and further afield, by private car, to access these. Additionally, the site has poor pedestrian connectivity with the services and facilities in Framfield. Furthermore, development of the site would be harmful to the setting of both the Framfield Conservation Area and the rural landscape to the west of Framfield, due to the site being surrounded by open countryside with views from the wider landscape.