Appendix A11j Parish: Frant

SHELAA Ref: 063/1610 **SITE:** Land at Benhall Mill Road, Tunbridge Wells

SUSTAINABILITY OBJECTIVE		Effects				Site No: 063/1610 Name: Land at Benhall Mill Road, Tunbridge Wells
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a single field in vacant use that is now formed of scrubland. • The site is 4.13ha in size and is being promoted for residential development of between 70-80 (net) dwellings. • The site lies on the southern edge of Tunbridge Wells and is surrounded by residential development on its northern, western and southern boundaries. • The site is within the proposed development boundary for Tunbridge Wells. • The site is within 50m of the nearest bus stop, which is located adjacent the sites southern boundary on Benhall Mill Road. Tunbridge Wells Railway Station lies approximately 1.4km to the north west of the site. These public transport options can be accessed from existing footpaths located adjacent the site, albeit the train station is some distance from 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. • Tunbridge Wells lies outside of the administrative boundaries for Wealden; however, it is a large sustainable settlement that provides a retail and employment function as well as providing key community services. The settlement provides very frequent public transport options, including access to London. The settlement also provides nursery, primary and secondary school provision. • The site complies with the overall Spatial Strategy for the district. It is located adjacent a sustainable settlement, albeit one that lies outside of the administrative boundaries for the District. • Development of the site is still likely to result in some degree of increase in car use to reach other settlements increasing emissions, although mitigation measures such as EV charging infrastructure could address this.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 063/1610 Name: Land at Benhall Mill Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment and there is no risk of surface water flooding. Therefore, the site passes the sequential test in terms of flood risk. • The site is wholly within an area of groundwater concern and further investigation would be required. • The site is greenfield and development will introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment and there is no risk of surface water flooding. • The site is wholly within an area of groundwater concern and further investigation would be required.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 063/1610 Name: Land at Benhall Mill Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• The site passes the sequential test in terms of flood risk 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 mitigation for the management of surface water runoff and groundwater flooding, the impact on this SA Objective is likely to be minor positive over all timeframes
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity of the site. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Given the size of the site, and the proposed quantum of development for the site, it is considered that the impact on this SA Objective is uncertain at this time. It is likely that any negative impacts could be mitigated through good design and compliance with local plan policies in terms of water usage.
SO5	SOIL, LAND & MINERALS					• The site is not classified under the Agricultural Land Classification (ALC). • The site is not safeguarded for minerals or waste operations. • The site is a greenfield site. • There are no known issues with contamination of land and given its current use contamination is unlikely.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 063/1610 Name: Land at Benhall Mill Road, Tunbridge Wells
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						• Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is located within an area of the district deemed to be 'brighter' by CPREs light pollution mapping. The introduction of development of this scale is unlikely to have a significant effect on light pollution and it is considered that mitigation will be possible through Local Plan policies. • There are currently no issues with air quality within the district. There are no Air Quality Management Areas (AQMAs) within the district. • The site is bounded by the railway line to the east and light industrial units to the south west, which will require noise mitigation for potential future occupiers. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, however any negative effects are likely to be in the short to medium term as well. • The site is within 50m of a bus stop and 1.4km of Tunbridge Wells train station, both of which can be accessed by existing pedestrian footpaths. This would provide a viable

SUSTAINABILITY OBJECTIVE		Effects				Site No: 063/1610 Name: Land at Benhall Mill Road, Tunbridge Wells
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						alternative to using the car as residents would be able to walk to sustainable transport, helping to reduce air pollution. Furthermore, the site lies adjacent a highly sustainable settlement, which would reduce the need to travel by car to access services and amenities. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative in the short to medium term due to potential air pollution and construction work and traffic but no significant effect in the longer term and overall, as the site is within close proximity to public transport options and Tunbridge Wells, helping to reduce air pollution from travel.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are hedgerows and trees located on the site boundaries and the shrubland located within the site provide good wildlife corridors and stepping stones to the wider area. • The trees, hedgerows and shrubland contribute towards the green infrastructure network of the site as well as to the wider greenfield network. • Development would need to seek to retain and enhance the existing hedgerows and trees on the boundaries of the site to maintain and enhance the green infrastructure network. The applicant has stated their intention that as part of the proposals that 1.5ha of the site would be used as biodiversity enhanced open space. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor negative in the short term during construction. In the medium to longer term the effect is considered to be minor positive effects as the green and blue infrastructure enhancement measures from the proposed development become established.
SO9	BIODIVERSITY					• The site is likely to have significant biodiversity value as it is classified as a Local Wildlife Site (Hawkenbury Farm Meadows).

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						• A priority habitat (deciduous woodland) is located within the south eastern part of the site and along the eastern boundary. • Development would need to carefully consider the priorities and objectives of the BOA and ensure mitigation measures are implemented to avoid any harm and to enhance habitats where possible. • The trees and hedgerows on the site boundaries contribute to the biodiversity of the site and provide connectivity to the wider area. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries as they are likely to have biodiversity value. The applicant has stated their intention that as part of the proposals that 1.5ha of the site would be used as biodiversity enhanced open space. • Other policies within the Local Plan will address matters of the retention, protection and creation biodiversity, and any development will need to be in compliance with the relevant policies. • Due to the potential harm from development on the existing biodiversity of the site and wider area, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• The Landscape Sensitivity Assessment 2023 assesses the site as having moderate to high sensitivity due to its complex ridge and wooded backdrop. The sensitivity of the site is lessened due to its close visual and functional relationship with Tunbridge Wells and the enclosed nature of the site by woodland to the east. • An appropriate landscape buffer would be required on site boundaries to ensure that development is seen within the backdrop of Tunbridge Wells and the new residential development that surrounds the site.in the north of the site, otherwise, development on the site should be seen against the backdrop of the village and the new development in this location. • Other policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 063/1610 Name: Land at Benhall Mill Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• Given the sites location adjacent the built up boundary of Tunbridge Wells and provided suitable landscape mitigation for the north of the site is provided as part of any development, there would be no significant impact on this SA objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a Conservation Area and there are no listed buildings either within the site or in proximity of the site. • The site is partly located within an Archaeological Notification Area (ANA) (Waterdown Land). However, it is considered mitigation could negate any adverse effects. • The site will not impact upon any listed Buildings or conservation areas. The site lies within an ANA and investigations will be required; however, any development will still have no significant effect.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is within 50m of the nearest bus stop and 1.4km of Tunbridge Wells train station providing viable alternatives to the car to access other settlements. Tunbridge Wells offers bus services to multiple settlements and provides train links to London, Kent and the south coast. • It is also in walking distance to the significant services and facilities within Tunbridge Wells itself. • Frant Footpath 12 runs north to south along the eastern boundary of the site and would require consideration within the proposals for any scheme. • The development of the site would require the upgrading of the existing vehicular access from Benhall Mill Road. It is not clear that this access could be provided, as this is partially extensive vegetation. The site may be able to achieve a vehicular access to the

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						site via an existing dwelling on Benhall Mil Road, however, this has not been included within the proposals for the site. • The impact on this SA Objective is considered to be minor positive given the proximity of the site to existing bus stops and a sustainable settlement. However, it is acknowledged that vehicular access to the site will need to be established onto Benhall Mill Road.
SO14	HOUSING					• The proposed development of this site for residential has the potential to contribute to the district's identified housing need and is within a sustainable settlement (Tunbridge Wells). • The developer has indicated the number of net dwellings on site would be formed of 35% affordable homes and 65% market dwellings. No further details have been provided. • Given the proposed quantum of housing, development here would contribute to the districts housing need in a sustainable location and therefore a minor positive effect is expected. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as it is proposed for more than 10 (net) dwellings. • The site is within close proximity of health services within Tunbridge Wells. • The Tunbridge Wells Borough Council Open Space Study (2018) confirms that there is currently there is a sufficient supply of recreation grounds and children's play space, however, there are shortfalls in allotments, amenity green space and youth play space. • The site is not proposing any health and wellbeing facilities or improvements to open space provision, however given the proposed scale of development contributions to provision/improvements may be achievable. • The site would require a Health Impact Assessment as it is proposed for more than 10 (net) dwellings. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies.

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

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						• Other policies within the Local Plan will deal specifically with town and village centres and their viability and vitality. • Due to the scale of the proposed development, it is considered there would be no significant effect on this SA Objective as it would not impact upon the vitality of Tunbridge Wells.
SO20	EDUCATION & SKILLS					• The nearest primary school is St Peter's Church of England Primary School, located approx. 600m to the east of the site. However, the catchment area for this school does not serve this site. • The site is located within the catchment area for Frant Church of England Primary School, which is located 2.4km to the south of the site. • The nearest secondary schools, as well as a college, are in Tunbridge Wells, approx. 2.6 miles north of the site and accessible by public transport (buses). • Information from East Sussex County Council, as the education provider for state schools, indicates that none of the new development proposed within the fringe areas of Tunbridge Wells planning area in isolation would require the provision of a new educational facility. However, it may be necessary to undertake feasibility studies to investigate whether local schools could be expanded to cover the places needed. • 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 due to the sufficient capacity within schools in this location.

SUMMARY OF RESULTS:	Site No: 063/1610 Name: Land at Benhall Mill Road, Tunbridge Wells																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Tunbridge Wells is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. The settlement lies outside the administrative boundaries of Wealden. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor positive effects: SO3 Flood Risk; SO8 Green & Blue Infrastructure; SO13 Travel & Accessibility; SO14 Housing** Given the site is not at risk of fluvial or surface water flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff and groundwater flooding, the impact on this SA Objective is likely to be minor positive over all timeframes. The impact is expected to be minor negative in the short term during construction. In the medium to longer term the effect is considered to be minor positive effects as the green and blue infrastructure enhancement measures from the proposed development become established. The impact on this SA Objective is considered to be minor positive given the proximity of the site to existing bus stops and a sustainable settlement. However, it is acknowledged that vehicular access to the site will need to be established onto Benhall Mill Road. The impact on this SA Objective is expected to be a minor positive if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes and accessible/adaptable homes if they are to come forward. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO9 Biodiversity** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.

	Due to the potential harm from development on the existing biodiversity of the site and wider area, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective. **No significant effect: SO7 Pollution; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The impacts on this SA Objective are likely to be minor negative in the short to medium term due to potential air pollution and construction work and traffic but no significant effect in the longer term and overall, as the site is within close proximity to public transport options and Tunbridge Wells, helping to reduce air pollution from travel. Given the sites location adjacent the built up boundary of Tunbridge Wells and provided suitable landscape mitigation for the north of the site is provided as part of any development, there would be no significant impact on this SA objective. The site will not impact upon any listed Buildings or conservation areas. The site lies within an ANA and investigations will be required; however, any development will still have no significant effect. Due to the scale of the proposed development, it is considered there would be no significant effect on this SA Objective as it would not impact upon the vitality of Tunbridge Wells. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; 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 proposal for the site is for 70-80 (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 60 (net) dwellings and has been proposed for allocation on this basis. The site is within a sustainable location for growth, close to existing services and facilities and access via public transport to a high order settlement (Tunbridge Wells). The site is well enclosed within the landscape, although some landscape mitigation would be required as part of any development. The development of the site would have some impact on biodiversity, given the sites classification as a local wildlife site and priority habitat within the site, however, BNG as part of development would mitigate some of this impact. The development would require a new vehicular access onto Benhall Mill Road.

SHELAA Ref: 443/1610 **SITE:** Strawberry Hill Farm, Eridge Road, Tunbridge Wells

SUSTAINABILITY OBJECTIVE		Effects				Site No: 443/1610 Name: Strawberry Hill Farm, Eridge Road, Tunbridge Wells
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of an agricultural field. • The site is 2.97ha in size and is being promoted for residential development of 70 (net) dwellings. The applicant has proposed that a public parkland and playground area would comprise 0.96ha of the site. • The site lies on the southern edge of Tunbridge Wells. • The nearest bus stops lie approximately 100m to the northwest of the site on the west side of Eridge Road. Tunbridge Wells Railway Station lies approximately 2km to the northeast of the site. There are existing footpaths on the opposite side of Eridge Road, however, there is no existing crossing that provides access to the site. There is the potential for pedestrian footpaths on the east side of Eridge Road to be extended southwards to provide pedestrian connectivity to 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. • Tunbridge Wells lies outside of the administrative boundaries for Wealden; however, it is a large sustainable settlement that provides a retail and employment function as well as providing key community services. The settlement provides very frequent public transport options, including access to London. The settlement also provides nursery, primary and secondary school provision. • The site complies with the overall Spatial Strategy for the district. It is located adjacent a sustainable settlement, albeit one that lies outside of the administrative boundaries for the District. • Development of the site is still likely to result in some degree of increase in car use to reach other settlements increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 443/1610 Name: Strawberry Hill Farm, Eridge Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no existing risk of flooding from surface water. The site passes the sequential test in terms of flood risk. • The site does not lie within an area of groundwater concern. • The site is greenfield and development will introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. It is likely given the size of the proposed development that suitable mitigation for surface water flood risk could be implemented. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no existing risk of flooding from surface water. The site passes the sequential test in terms of flood risk. • The site does not lie within an area of groundwater concern. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 443/1610 Name: Strawberry Hill Farm, Eridge Road, Tunbridge Wells
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						• Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of flooding from any source, and that policies within the plan will provide for suitable management of surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • 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. Given the level of development proposed, it is considered that there could be major negative effects on this SA Objective. Impacts could be mitigated to some degree through good design and compliance with local plan policies.
SO5	SOIL, LAND & MINERALS					• The site is not classified under the Agricultural Land Classification (ALC). • The site is not safeguarded for minerals or waste operations. • The site is a greenfield site. • There are no known issues with contamination of land and given its current use contamination is unlikely. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 443/1610 Name: Strawberry Hill Farm, Eridge Road, Tunbridge Wells
		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 site is located within an area of the district deemed to be 'brighter' by CPREs light pollution mapping. The introduction of development of this scale is unlikely to have a significant effect on light pollution and it is considered that mitigation will be possible through Local Plan policies. • There are currently no issues with air quality within the district. There are no Air Quality Management Areas (AQMAs) within the district. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, however any negative effects are likely to be in the short to medium term as well. • The nearest bus stops lie approximately 100m to the northwest of the site on the west side of Eridge Road. Tunbridge Wells Railway Station lies approximately 2km to the northeast of the site. There are existing footpaths on the opposite side of Eridge Road, however, there is no existing crossing that provides access to the site. There is the potential for pedestrian footpaths on the east side of Eridge Road to be extended southwards to provide pedestrian connectivity to the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 443/1610 Name: Strawberry Hill Farm, Eridge Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• The current lack of pedestrian access to the bus stop and train station is likely to mean there will be a reliance on cars to access services and facilities. • Development could provide improvements to pedestrian access which could make public transport a more attractive choice. • The south western part of the site is bounded by the A26 to the west, which will require noise mitigation for potential future occupiers in this part of the site. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. However, given the lack of existing pedestrian access to public transport and the uncertainty as to whether this could be provided, means the effects at this time are expected to be uncertain in the long term and overall. Much will depend on the implementation of other Local Plan policies.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are trees and hedgerows located along the site boundaries but vegetation within the site is limited. These connect to the countryside that surrounds the site to the south and the woodland that lies adjacent to the site's boundaries. These features provide good wildlife corridors and stepping stones to the wider area. • The trees and hedgerows contribute towards the green infrastructure network of the site as well as to the wider greenfield network. • Development would need to seek to retain and enhance the existing hedgerows and trees on the boundaries of the site to maintain and enhance the green infrastructure network. The SHELAA application form indicates that a public parkland has been proposed as part of the site, which would contribute to the wider green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 443/1610 Name: Strawberry Hill Farm, Eridge Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• The impact is considered to be uncertain at this time as much will depend on the implementation of a suitable landscape scheme.
SO9	BIODIVERSITY					• The site is likely to have a significant biodiversity value as it is located wholly within the Eridge and Broadwater Biodiversity Opportunity Area (BOA). • Development would need to carefully consider the priorities and objectives of the BOA and ensure mitigation measures are implemented to avoid any harm and to enhance habitats where possible. • There are no irreplaceable habitats within the site, however, the site is adjoined by priority habitat deciduous woodland to the north east. The site is severed from an additional parcel of priority habitat deciduous woodland to the west by Eridge Road. • The trees and hedgerows on the site boundaries and within the contribute to the biodiversity of the site and provide connectivity to the wider area. Development of the site would need to seek to retain and enhance the existing hedgerows and trees within the site and on the boundaries, as they are likely to have biodiversity value. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • Other policies within the Local Plan will address matters of the retention, protection and creation biodiversity, and any development will need to be in compliance with the relevant policies. • Due to the potential harm from development on the existing biodiversity of the site and wider area, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• The site is located adjacent the built boundary of Tunbridge Wells to the north; however, the site is severed from existing residential development by existing woodland to the north and east. • The site is located within the High Weald AONB and the 2023 Landscape Sensitivity Assessment has found this area to be of moderate landscape sensitivity to housing development (2 storey to 2.5 storey), in part due its complex ridge and valley landform and location within and intervisibility with more distant areas of the High Weald AONB.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 443/1610 Name: Strawberry Hill Farm, Eridge Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• The site itself is considered to be of moderate landscape sensitivity to residential development due to the influence of the settlement edge of Tunbridge Wells to the north, the proximity of the A26, as well as modern agricultural buildings to the south of the site. • Other policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies. • Development of the scale proposed would introduce significant built form into a still largely rural and tranquil area and therefore a minor negative effect is expected on this SA Objective. Significant landscape mitigation would be required of any development.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a Conservation Area and there are no listed buildings either within the site or in proximity of the site. • The site is not located within an Archaeological Notification Area (ANA). • Therefore, it is considered there would be no significant effect on this SA Objective due to the lack of historic and cultural features within the site or within close proximity.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The nearest bus stop lies approximately 100m to the northwest of the site on the west side of Eridge Road. Tunbridge Wells Railway Station lies approximately 2km to the northeast of the site. There are existing footpaths on the opposite side of Eridge Road, however, there is no existing crossing that provides access to the site. • Tunbridge Wells offers bus services to multiple settlements and provides train links to London, Kent and the south coast. • The site is also within walking distance to the significant services and facilities within Tunbridge Wells itself.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 443/1610 Name: Strawberry Hill Farm, Eridge Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• The site is not currently served by existing footpaths that would connect the site to the sustainable travel options available within Tunbridge Wells. However, it is considered likely that these could be provided as part of the development of the site. • The current vehicular access to the site is taken from Eridge Road to the west, however, there are concerns that a significant vehicular access to the site could not be achieved due to the speed limit on Eridge Road to the west. • The impact is considered uncertain at this stage given that the provision of pedestrian access to and from the site, are 'unknown'
SO14	HOUSING					• The proposed development of this site for residential has the potential to contribute to the district's identified housing need and is located adjacent a sustainable settlement (Tunbridge Wells). • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as it is proposed for more than 10 (net) dwellings. • The site is within close proximity of health services within Tunbridge Wells that lies a short distance to the north of the site. • The Tunbridge Wells Borough Council Open Space Study (2018) confirms that there is currently there is a sufficient supply of recreation grounds and children's play space, however, there are shortfalls in allotments, amenity green space and youth play space. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • 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				Site No: 443/1610 Name: Strawberry Hill Farm, Eridge Road, Tunbridge Wells
		S	M	L	Overall	Commentary
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Given the size of the site, it is considered there will be the potential for significant provision of affordable housing, custom and self-build homes and play space contributions as well, which will contribute to quality-of-life improvements. The proposals have confirmed that play space will be provided as part of the development. • The site is proposing to include 0.96ha of public parkland and a playground area of 0.96ha within the site which would contribute to the health and wellbeing of existing and future residents within this location. • Development will need to comply with other Local Plan policies, which will address matters of design and quality of life within the district as well as the District's Design Code. • Whilst the site has confirmed that a play space will be provided as part of the settlement, there are currently no further details confirmed in terms of the scale, layout or design of the site. Therefore, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 443/1610 Name: Strawberry Hill Farm, Eridge Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will deal specifically with town and village centres and their viability and vitality. • Due to the scale of the proposed development, it is considered there would be no significant effect on this SA Objective as it would not impact upon the vitality of Tunbridge Wells.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is St Mark's Church of England Primary School, located approx. 400m to the north west of the site. • The nearest secondary schools, as well as a college, are in Tunbridge Wells, approx. 2.3 miles north of the site and accessible by public transport (buses). • Information from East Sussex County Council, as the education provider for state schools, indicates that none of the new development proposed within the fringe areas of Tunbridge Wells planning area in isolation would require the provision of a new educational facility. therefore, it is necessary to undertake feasibility studies to investigate whether local schools could be expanded to cover the places needed. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective

SUMMARY OF RESULTS:	Site No: 443/1610	Name: Strawberry Hill Farm, Eridge Road, Tunbridge Wells																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Tunbridge Wells is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. The settlement lies outside the administrative boundaries of Wealden. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO3 Flood Risk** Given the site is not at risk of flooding from any source, and that policies within the plan will provide for suitable management of surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes. **Minor positive effects: SO13 Travel & Accessibility; SO14 Housing** The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO9 Biodiversity and SO10 Landscape & Townscape** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Due to the potential harm from development on the existing biodiversity of the site and wider area, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective. Development of the scale proposed would introduce significant built form into a still largely rural and tranquil area and therefore a minor negative effect is expected on this SA Objective. Significant landscape mitigation would be required of any development.

	No significant effect: SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills Given the sites location adjacent the built up boundary of Tunbridge Wells and provided suitable landscape mitigation for the north of the site is provided as part of any development, there would be no significant impact on this SA objective. The site will not impact upon any listed Buildings or conservation areas. The site lies within an ANA and investigations will be required; however, any development will still have no significant effect. Due to the scale of the proposed development, it is considered there would be no significant effect on this SA Objective as it would not impact upon the vitality of Tunbridge Wells. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green and Blue Infrastructure; SO12 Digital Infrastructure; SO13 Sustainable Travel & Accessibility; 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 development for this scale of housing as development is visually and functionally severed from Tunbridge Wells. Housing development would be unsuitable in this location and appear out of keeping with the attractive rural character and appearance of the landscape at this attractive approach to the town. Development would therefore have a significant landscape impact in the wider context of the surroundings of the town. The development of this site would also result in an impact on local biodiversity due to the loss of land within a BOA. There are also significant concerns that an appropriate vehicular access cannot be achieved for the site.

SHELAA Ref: 444/1610 **SITE:** Land to the South of Bayham Road, Tunbridge Wells

SUSTAINABILITY OBJECTIVE		Effects				Site No: 444/1610 Name: Land to the south of Bayham Road, Tunbridge Wells
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a single field in agricultural use. • The site is 3.91ha in size and is being promoted for residential development of 125 (net) dwellings. • The site lies on the southern edge of Tunbridge Wells. The fields to the west of the site have also been identified for possible development and residential development lies to the north on Bayham Road. Open countryside lies to the south and east of the site. • The site is within 500m of the nearest bus stop, which is located to the west of the site on Bayham Road. Tunbridge Wells Railway Station lies approximately 1.8km to the north west of the site. The public transport services cannot currently be accessed by pedestrian footpaths. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Tunbridge Wells lies outside of the administrative boundaries for Wealden; however, it is a large sustainable settlement that provides a retail and employment function as well as providing key community services. The settlement provides very frequent public transport options, including access to London. The settlement also provides nursery, primary and secondary school provision. • The site complies with the overall Spatial Strategy for the district. It is located adjacent a sustainable settlement, albeit one that lies outside of the administrative boundaries of the District. • Development of the site is still likely to result in some degree of increase in car use to reach other settlements increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 444/1610 Name: Land to the south of Bayham Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • It is likely given the size of the proposed development that suitable mitigation for surface water flood risk could be implemented. • The south east corner of the site lies within an area of groundwater concern and further investigation would be required. • The site is greenfield and development will introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is a small amount of surface water flood risk adjacent the northern boundary of the site. It is likely that given the size of the proposed development that suitable mitigation for surface water flood risk could be implemented. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 444/1610 Name: Land to the south of Bayham Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• The southeast corner of the site lies within an area of groundwater concern and further investigation would be required. • 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 mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • The site lies within Zone 3 (Total catchment) of a protected groundwater source. Further investigation and mitigation may be required to ensure development does not impact upon the groundwater source. There are no watercourses within the site or in close proximity of the site. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Given the size of the site, and the proposed quantum of development for the site, it is considered that the impact on this SA Objective is uncertain at this time. It is likely that any negative impacts could be mitigated through good design and compliance with local plan policies in terms of water usage.
SO5	SOIL, LAND & MINERALS					• The site is not classified under the Agricultural Land Classification (ALC). • The site is not safeguarded for minerals or waste operations. • The site is a greenfield site. • There are no known issues with contamination of land and given its current use contamination is unlikely.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 444/1610 Name: Land to the south of Bayham Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is located within an area of the district deemed to be 'brighter' by CPREs light pollution mapping. The introduction of development of this scale is unlikely to have a significant effect on light pollution and it is considered that mitigation will be possible through Local Plan policies. • There are currently no issues with air quality within the district. There are no Air Quality Management Areas (AQMAs) within the district. • It is expected that an increase in housing will result in an increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, however any negative effects are likely to be in the short to medium term as well. • The site is within 500m of a bus stop and 1.8km of Tunbridge Wells train station. • The current lack of pedestrian access to the bus stop and train station is likely to mean there will be a reliance on cars to access services and facilities.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 444/1610 Name: Land to the south of Bayham Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• Development of the site or nearby could provide improvements to pedestrian access which could make public transport a more attractive choice. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. However, given the lack of existing pedestrian access to public transport and the uncertainty as to whether this could be provided, means the effects at this time are expected to be uncertain in the long term and overall. Much will depend on the implementation of other Local Plan policies and whether other nearby development sites come forward.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are mature trees and hedgerows located on the site boundaries, which provide good wildlife corridors and stepping stones to the wider area, particularly the woodland which lies to the south west of the site. However, there is limited vegetation within the site. • Development would need to seek to retain and enhance the existing hedgerows and trees on the boundaries of the site to maintain and enhance the green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time due to the lack of details of any scheme.
SO9	BIODIVERSITY					• The site is not within a Biodiversity Opportunity Area (BOA) nor are there any in close proximity to the site. • A priority habitat (deciduous woodland) is located to the south west of the site, beyond an existing farm track.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 444/1610 Name: Land to the south of Bayham Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• The trees and hedgerows on the site boundaries contribute to the biodiversity of the site and provide connectivity to the wider area. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries as they are likely to have biodiversity value. • Other policies within the Local Plan will address matters of the retention, protection and creation biodiversity, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time as no detailed scheme for the site has been put forward.
SO10	LANDSCAPE & TOWNSCAPE					• Existing linear residential development and gardens are located to the north fronting onto Bayham Road. • The site is located some distance from the main built form of Tunbridge Wells (to the west) in a location that feels distinctly more rural in character. • The Landscape Sensitivity Assessment 2023 assesses the site as having moderate to high sensitivity due to its complex ridge and valley landform and location within and intervisibility with more distinct areas of the High Weald AONB. The site slopes gently towards the east and this provides for far reaching views across the High Weald AONB landscape which would be difficult to mitigate. • Other policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies. • The impact is considered to be a major negative as development in this location would have a significant impact upon the character of the High Weald AONB that the site lies within.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a Conservation Area and there are no listed buildings either within the site or in proximity of the site. • The site is partly located within an Archaeological Notification Area (ANA) (Waterdown Land). However, it is considered mitigation could negate any adverse effects.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 444/1610 Name: Land to the south of Bayham Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• Therefore, it is considered there would be no significant effect on this SA Objective due to the lack of historic and cultural features within the site or within close proximity.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is within 500m of the nearest bus stop and 1.4km of Tunbridge Wells train station providing viable alternatives to the car to access other settlements. Tunbridge Wells offers bus services to multiple settlements and provides train links to London, Kent and the south coast. • The site is also within walking distance to the significant services and facilities within Tunbridge Wells itself. • The site is not currently served by existing footpaths that would connect the site to the sustainable travel options available within Tunbridge Wells. However, it is considered likely that these would be provided as part of the development of the site. • The impact is considered uncertain at this stage given that the transport measures, including the provision of pedestrian access to and from the site, are 'unknown.'
SO14	HOUSING					• The proposed development of this site for residential has the potential to contribute to the district's identified housing need and is located adjacent a sustainable settlement (Tunbridge Wells). • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter. • The impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing

SUSTAINABILITY OBJECTIVE		Effects				Site No: 444/1610 Name: Land to the south of Bayham Road, Tunbridge Wells
		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 site will require a screening for a Health Impact Assessment as it is proposing more than 30 (net) dwellings but is less than 150 (net) dwellings. • The site is within close proximity of health services within Tunbridge Wells. • The Tunbridge Wells Borough Council Open Space Study (2018) confirms that there is currently a sufficient supply of recreation grounds and children's play space; however, there are shortfalls in allotments, amenity green space and youth play space. • The site is not proposing any health and wellbeing facilities or improvements to open space provision. However, given the proposed scale of development contributions to provision/improvements may be achievable. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • Given the proposed scale of development, contributions towards health and wellbeing provision may be achievable but the lack of scheme details means the effect is uncertain at this time.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Given the size of the site, it is considered there will be the potential for significant provision of affordable housing, custom and self-build homes and play space contributions as well, which will contribute to quality-of-life improvements. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors

SUSTAINABILITY OBJECTIVE		Effects				Site No: 444/1610 Name: Land to the south of Bayham Road, Tunbridge Wells
		S	M	L	Overall	Commentary
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • Other policies within the Local Plan will deal specifically with town and village centres and their viability and vitality. • However, the development of this site would place future residents within close proximity of the sustainable settlement of Tunbridge Wells and its associated services and amenities. • Due to the scale of the proposed development, it is considered there would be no significant effect on this SA Objective as it would not impact upon the vitality of Tunbridge Wells.
SO20	EDUCATION & SKILLS					• The nearest primary school is St Peter's Church of England Primary School, located approximately 1km to the north east of the site. However, the catchment area for this school does not serve this site. • The site is located within the catchment area for Frant Church of England Primary School, which is located 1.8km to the south of the site. • The nearest secondary schools, as well as a college, are in Tunbridge Wells, approx. 2.6 miles north of the site and accessible by public transport (buses).

SUSTAINABILITY OBJECTIVE		Effects				Site No: 444/1610 Name: Land to the south of Bayham Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• Information from East Sussex County Council, as the education provider for state schools, indicates that none of the new development proposed within the fringe areas of Tunbridge Wells planning area in isolation would require the provision of a new educational facility. Therefore, it is necessary to undertake feasibility studies to investigate whether local schools could be expanded to cover the places needed. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	Site No: 444/1610	Name: Land to the south of Bayham Road, Tunbridge Wells																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Tunbridge Wells is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. The settlement lies outside the administrative boundaries of Wealden. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor positive effects: SO3 Flood Risk and SO14 Housing** Given the site is not at risk of fluvial or surface water flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, the impact on SA Objective SO3 is likely to be minor positive over all timeframes. The impact on SA Objective SO14 is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward. **Major negative effects: SO10 Landscape & Townscape** The impact is considered to be a major negative as development in this location would have a significant impact upon the character of the High Weald AONB that the site lies within, which cannot be mitigated. **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on SA Objective SO6 is likely to be minor negative in both construction and operation of any development. **No significant effect: SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The site will not impact upon any listed buildings or conservation areas. The site lies within an ANA and investigations will be required; however, any development will likely have no significant effect.

	Due to the scale of the proposed development, it is considered there would be no significant effect on SA Objective SO19 as it would not impact upon the vitality of Tunbridge Wells. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO13 Sustainable Travel & Accessibility; 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 development for this scale of housing as development is visually and functionally severed from Tunbridge Wells. Housing development would be unsuitable in this location and appear out of keeping with the attractive rural character and appearance of the landscape at this attractive approach to the town. Given the above, the development of the above would have a significant impact upon the High Weald National Landscape.

SHELAA Ref: 581/2030 **SITE:** The Glebe Land, Church Lane, Frant

SUSTAINABILITY OBJECTIVE		Effects				Site No: 581/2030 Name: The Glebe Land, Church Lane, Frant
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of vacant amenity land that serves as a current vehicular access to the Frant Primary School playing pitches that lie to the north of the site. • The site is 0.38ha in size and is being promoted for residential development of approximately 11 (net) dwellings. • The site lies on the northern edge of Frant and is surrounded by agricultural land to the north, Frant Primary School to the west and a mixture of dwellings, community hall and a church to the east. • The site lies outside the proposed development boundary for Tunbridge Wells. • The site is within 100m of the nearest bus stop, which is located to the south west of the site on Frant Road and can be accessed by pedestrian footpaths on the south side of Church Lane. The village has a very frequent bus service to Tunbridge Wells (journey times around 7 mins) which runs half hourly and some evening services 7 days a week. • Frant Railway Station lies approximately 2km to the north east of the site in Bells Yew Green, however, this form of public transport cannot be accessed on foot from the site as the roads that connect the two settlements are rural in nature and do include pedestrian footpaths. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Frant is classified as a sustainable settlement within the Settlement Hierarchy and contains the services and facilities required to support development. The bus services within the settlement offer a frequent and sustainable mode of transport for people to access higher order settlements with more services and facilities. • The site complies with the overall Spatial Strategy for the district. It is located adjacent a sustainable settlement, albeit one that lies outside of the administrative boundaries for the District.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 581/2030 Name: The Glebe Land, Church Lane, Frant
		S	M	L	Overall	Commentary
						• Development of the site is still likely to result in some degree of increase in car use to reach other settlements increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment and there is no risk of surface water flooding. Therefore, the site passes the sequential test in terms of flood risk. • The site is wholly within an area of groundwater concern and further investigation would be required. • The site is greenfield and development will introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 581/2030 Name: The Glebe Land, Church Lane, Frant
		S	M	L	Overall	Commentary
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment and there is no risk of surface water flooding. • The site is wholly within an area of groundwater concern and further investigation would be required. • The site passes the sequential test in terms of flood risk 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 mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity of the site. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district

SUSTAINABILITY OBJECTIVE		Effects				Site No: 581/2030 Name: The Glebe Land, Church Lane, Frant
		S	M	L	Overall	Commentary
SO5	SOIL, LAND & MINERALS					• The site is not classified under the Agricultural Land Classification (ALC). • The site is not safeguarded for minerals or waste operations. • The site is a greenfield site. • There are no known issues with contamination of land and given its current use contamination is unlikely. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• Although there are no details for the scale of development, given the sites size and its location it is likely that any development would introduce light pollution to the area. The site is within an area of the district classed by CPREs light pollution mapping as being 'darker.' • There are currently no issues with air quality within the district. There are no Air Quality Management Areas (AQMAs) within the district. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 581/2030 Name: The Glebe Land, Church Lane, Frant
		S	M	L	Overall	Commentary
						• The development of the site will result in an increase in traffic during construction, however any negative effects are likely to be in the short to medium term as well. • The site is within 100m of the nearest bus stop, which is located to the south west of the site on Frant Road and can be accessed by pedestrian footpaths on the south side of Church Lane. The village has a very frequent bus service to Tunbridge Wells (journey times around 7 mins) which runs half hourly and some evening services 7 days a week. The site is located 2km from Frant Railway Station, however, this would rely on the private car to access this form of sustainable transport. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative in the short to medium term due to potential air pollution and construction work and traffic but no significant effect in the longer term and overall, as the site is within close proximity to public transport options and Frant, helping to reduce air pollution from travel.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are hedgerows and trees located on the site boundaries that contribute towards the green infrastructure network of the site as well as to the wider greenfield network. This includes a tree subject to group TPO 2007/0 located on the site's southeastern boundary. • Development would need to seek to retain and enhance the existing hedgerows and trees on the boundaries of the site to maintain and enhance the green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time due to the lack of details of any scheme

SUSTAINABILITY OBJECTIVE		Effects				Site No: 581/2030 Name: The Glebe Land, Church Lane, Frant
		S	M	L	Overall	Commentary
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site or in close proximity. • The site is not within a Biodiversity Opportunity Area (BOA). • There are no irreplaceable habitats within the site or in close proximity. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • The trees and hedgerows on the site boundaries contribute to the biodiversity of the site and provide connectivity to the wider area. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries as they are likely to have biodiversity value. • Other policies within the Local Plan will address matters of the retention, protection and creation biodiversity, and any development will need to be in compliance with the relevant policies. • No detailed scheme for the site has been put forward as of yet and so the effects on this SA Objective are considered to be uncertain at this time.
SO10	LANDSCAPE & TOWNSCAPE					• The site lies adjacent the central built up area of Frant to the South. High density residential development lies to the south, on the opposite side of Church Lane, with lower density development located on the north side of Church Lane. • The Landscape Sensitivity Assessment 2023 assesses the site as having moderate sensitivity to residential development. The sites flat topography, mown lawns and it having only a few defining characteristics of the AONB decreases sensitivity. The sites dark landscape, scenic beauty and glimpsed long views northwards across the High Weald National Landscape increases sensitivity. • The levels of the site fall east to west from Frant Grange towards the school and the effect of this means the site here is in part higher than Church Lane and the school. • Other policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 581/2030 Name: The Glebe Land, Church Lane, Frant
		S	M	L	Overall	Commentary
						• The impact is expected to be minor negative as the site would involve the development of land within the High Weald National Landscape, however, it is considered that this effect could be reduced through suitable mitigation measures.
SO11	HISTORIC & CULTURAL HERITAGE					• Frant Conservation area lies to the south and east of the site and this contains a number of Grade II Listed Buildings, albeit some distance from the site. Furthermore, Landscape Sensitivity Assessment 2023 states that the boundary hedges and trees provide visual enclosure to the site. This will limit intervisibility with the Conservation Area, thereby reducing negative effects. • The site is partly located within the Frant Archaeological Notification Area; therefore, further investigation would be required. • Any development would need to consider the heritage setting of the listed buildings when siting buildings. • Other policies within the Local Plan will address matters of protecting and enhancing historic character and cultural heritage and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor negative as the site would involve the development of land adjacent the sensitive Frant Conservation Area, however, it is considered that this effect could be reduced through suitable mitigation measures.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is within 100m of the nearest bus stop, which is located to the south west of the site on Frant Road and can be accessed by pedestrian footpaths on the south side of Church Lane. The village has a very frequent bus service to Tunbridge Wells (journey times around 7 mins) which runs half hourly and some evening services 7 days a week.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 581/2030 Name: The Glebe Land, Church Lane, Frant
		S	M	L	Overall	Commentary
						• Frant Railway Station lies approximately 2km to the north east of the site in Bells Yew Green, however, this form of public transport cannot be accessed on foot from the site as the roads that connect the two settlements are rural in nature and do include pedestrian footpaths. • There are footways on the south side of Church Lane that provide pedestrian access to the site, however, a crossing point would be required to access the site. • The site therefore has access to sustainable transport and to a higher order sustainable settlement by public transport. • The proposed scale of development does suggest that car use may increase, although given the sites proximity, and good access, to good public transport this could be minimised. • There is no PRoW close to, or running through, the site. • Given that the site has good access to a bus stop, with a short journey time to Tunbridge Wells, a higher order sustainable settlement, it is considered that there will be minor positive effects on this SA Objective. The proposed development may also contribute to improvements to public transport.
SO14	HOUSING					• The proposed development of this site for residential has the potential to contribute to the district's identified housing need and is within a sustainable settlement (Frant) in line with the Spatial Strategy. • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter. • Given the size of the site and the scale of potential development, development here would make a contribution to the districts housing need in a sustainable location and therefore a minor positive effect is expected. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services are in Tunbridge Wells, which is accessible via public transport and is located 2.5km to the north of the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 581/2030 Name: The Glebe Land, Church Lane, Frant
		S	M	L	Overall	Commentary
						• The High Weald Lewes Havens Clinical Commissioning Group (CCG) confirmed that if the population of Frant increases then there will be an additional need for more clinical space. Therefore, it is likely that funding for new or existing surgeries will be required. • The Wealden Open Space Assessment (2022) finds that there is currently no significant deficit in open space provision within Frant Parish in terms of quantity or accessibility however the priority is to enhance lower quality sites (Frant North Green and Frant Green Children's Play Space). • The site is not proposing any health and wellbeing facilities or improvements to open space provision, however given the proposed scale of development contributions to provision/improvements may be achievable. • The site currently serves as the main vehicular access to the playing fields that are located to the north of the site. The development of this site cannot come forward unless it can be demonstrated that an alternative vehicular access can be provided to those playing fields. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • Whilst the proposed scale of development would likely achieve contributions towards health and wellbeing provision, the development of this site would currently result in a lack of access to the playing fields to the north, which would have a major negative effect on health and wellbeing.
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					• Given the size of the proposed development, the site could provide market housing, however, it is below the threshold for affordable housing to be requested on site. The

SUSTAINABILITY OBJECTIVE		Effects				Site No: 581/2030 Name: The Glebe Land, Church Lane, Frant
		S	M	L	Overall	Commentary
	DEPRIVATION					applicant may still wish to provide for some affordable housing, which is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • Due to the scale of the proposed development, it is considered there would be no significant effect on this SA Objective.
SO20	EDUCATION & SKILLS					• The nearest primary school is Frant Church of England Primary School, located directly adjacent the sites western boundary. • The nearest secondary schools, as well as a college, are in Tunbridge Wells, approx. 4km to the north of the site and accessible by public transport (buses). • Information from East Sussex County Council, as the education provider for state schools, indicates that none of the new development proposed within the fringe areas of Tunbridge Wells planning area in isolation would require the provision of a new educational facility. therefore, it is necessary to undertake feasibility studies to investigate whether local schools could be expanded to cover the places needed. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective

SUMMARY OF RESULTS:	Site No: 581/2030	Name: The Glebe Land, Church Lane, Frant																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Tunbridge Wells is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. The settlement lies outside the administrative boundaries of Wealden. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor positive effects: SO3 Flood Risk; SO13 Sustainable Travel & Accessibility and SO14 Housing** Given the site is not at risk of fluvial or surface water flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes. Given that the site has good access to a bus stop, with a short journey time to Tunbridge Wells, a higher order sustainable settlement, it is considered that there will be minor positive effects on this SA Objective. The proposed development may also contribute to improvements to public transport. The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward. **Major negative effects: SO15 Health & Wellbeing;** Whilst the proposed scale of development would likely achieve contributions towards health and wellbeing provision, the development of this site would currently result in a lack of access to the playing fields to the north, which would have a major negative effect on health and wellbeing. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO10 Landscape & Townscape and Historic & Cultural Heritage**

	All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. The impact is expected to be minor negative as the site would involve the development of land within the High Weald AONB, however, it is considered that this effect could be reduced through suitable mitigation measures. The impact is expected to be minor negative as the site would involve the development of land adjacent the sensitive Frant Conservation Area, however, it is considered that this effect could be reduced through suitable mitigation measures. **No significant effect: SO7 Pollution; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The impacts on this SA Objective are likely to be minor negative in the short to medium term due to potential air pollution and construction work and traffic but no significant effect in the longer term and overall, as the site is within close proximity to public transport options and Frant, helping to reduce air pollution from travel. Due to the scale of the proposed development, it is considered there would be no significant effect on SA Objective as it would not impact upon the vitality of Tunbridge Wells. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO13 Sustainable Travel & Accessibility; 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 rejected as it serves as the primary vehicular access to private playing fields that are located to the north of the site and form SHELAA site 599/2030. The site has not demonstrated that an alternative vehicular access could be provided to these health and wellbeing facilities, therefore, this site is unable to be allocated.

SHELAA Ref: 651/1610 **SITE:** Land at Bayham Road, Tunbridge Wells

SUSTAINABILITY OBJECTIVE		Effects				Site No: 651/1610 Name: Land at Bayham Road, Tunbridge Wells
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a single field in agricultural use. • The site is 1.14ha in size and is being promoted for residential development of between 2 and 10 dwellings. • The site lies on the southern edge of Tunbridge Wells. The fields to the west and east of the site have also been identified for possible development. Residential development lies to the north on Bayham Road. Open countryside and farm buildings lies to the south and east of the site. • The site is within 450m of the nearest bus stop, which is located to the west of the site on Bayham Road. Tunbridge Wells Railway Station lies approximately 1.7km to the north west of the site. The public transport services cannot currently be accessed by pedestrian footpaths, however, existing footpaths on Bayham Road could be extended to 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. • Tunbridge Wells lies outside of the administrative boundaries for Wealden; however, it is a large sustainable settlement that provides a retail and employment function as well as providing key community services. The settlement provides very frequent public transport options, including access to London. The settlement also provides nursery, primary and secondary school provision. • The site complies with the overall Spatial Strategy for the district. It is located adjacent a sustainable settlement, albeit one that lies outside of the administrative boundaries for the District. • Development of the site is still likely to result in some degree of increase in car use to reach other settlements increasing emissions, although mitigation measures such as EV charging infrastructure could address this.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 651/1610 Name: Land at Bayham Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • It is likely given the size of the proposed development that suitable mitigation for surface water flood risk could be implemented. • The south east corner of the site lies within an area of groundwater concern and further investigation would be required. • The site is greenfield and development will introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment and there is no risk of surface water flooding.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 651/1610 Name: Land at Bayham Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• The site passes the sequential test in terms of flood risk 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 mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • The site lies within Zone 3 (Total catchment) of a protected groundwater source. Further investigation and mitigation may be required to ensure development does not impact upon the groundwater source. There are no watercourses within the site or in close proximity of the site. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Given the size of the site, and the proposed quantum of development for the site, it is considered that the impact on this SA Objective is uncertain at this time. It is likely that any negative impacts could be mitigated through good design and compliance with local plan policies in terms of water usage.
SO5	SOIL, LAND & MINERALS					• The site is not classified under the Agricultural Land Classification (ALC). • The site is not safeguarded for minerals or waste operations. • The site is a greenfield site. • There are no known issues with contamination of land and given its current use contamination is unlikely.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 651/1610 Name: Land at Bayham Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is located within an area of the district deemed to be 'brighter' by CPREs light pollution mapping. The introduction of development of this scale is unlikely to have a significant effect on light pollution and it is considered that mitigation will be possible through Local Plan policies. • There are currently no issues with air quality within the district. There are no Air Quality Management Areas (AQMAs) within the district. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, however any negative effects are likely to be in the short to medium term as well. • The site is within 450m of the nearest bus stop, which is located to the west of the site on Bayham Road. Tunbridge Wells Railway Station lies approximately 1.7km to the north west of the site. The public transport services cannot currently be accessed by

SUSTAINABILITY OBJECTIVE		Effects				Site No: 651/1610 Name: Land at Bayham Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						pedestrian footpaths, however, existing footpaths on Bayham Road could be extended to the site to make public transport a more attractive choice. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. However, given the lack of existing pedestrian access to public transport and the uncertainty as to whether this could be provided, means the effects at this time are expected to be uncertain in the long term and overall. Much will depend on the implementation of other Local Plan policies
SO8	GREEN & BLUE INFRASTRUCTURE					• There are mature trees and hedgerows located on the site boundaries, which provide good wildlife corridors and stepping stones to the wider area, particularly the woodland which lies to the south west of the site. However, there is limited vegetation within the site. • Development would need to seek to retain and enhance the existing hedgerows and trees on the boundaries of the site to maintain and enhance the green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time due to the lack of details of any scheme
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site or in close proximity. • The site is not within a Biodiversity Opportunity Area (BOA). • There are no irreplaceable habitats within the site or in close proximity. • The trees and hedgerows on the site boundaries contribute to the biodiversity of the site and provide connectivity to the wider area. .Development of the site would need to seek

SUSTAINABILITY OBJECTIVE		Effects				Site No: 651/1610 Name: Land at Bayham Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						to retain and enhance the existing hedgerows and trees on the boundaries as they are likely to have biodiversity value. • Other policies within the Local Plan will address matters of the retention, protection and creation biodiversity, and any development will need to be in compliance with the relevant policies. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • The impact on this SA Objective is considered to be uncertain at this time as no detailed scheme for the site has been put forward.
SO10	LANDSCAPE & TOWNSCAPE					• Existing linear residential development and gardens are located to the north fronting onto Bayham Road. • The site is located within the High Weald AONB and the 2023 Landscape Sensitivity Assessment has found that this site has moderate to high sensitivity to development, in part due to it being close to a ridge line and its field boundaries that contributes to the highly interconnected woodland network and rural landscape of the wider area. Other policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies. • The Landscape Sensitivity Assessment also notes that the site itself is well contained within mature tree screening to all sides that would need to be retained and reinforced, particularly to the south and east where longer views are possible. This lowers landscape sensitivity, as does its connection to the settlement edge of Royal Tunbridge Wells, which reduces tranquillity and dark skies in this location. • The impact is expected to be minor negative as the site would involve the development of land within the High Weald AONB, however, given the enclosed nature of the site and its close relationship with Tunbridge Wells it is considered that this effect 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 either within the site or in proximity of the site. • The site is not located within an Archaeological Notification Area (ANA).

SUSTAINABILITY OBJECTIVE		Effects				Site No: 651/1610 Name: Land at Bayham Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• Therefore, it is considered there would be no significant effect on this SA Objective due to the lack of historic and cultural features within the site or within close proximity.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is within 450m of the nearest bus stop, which is located to the west of the site on Bayham Road. Tunbridge Wells Railway Station lies approximately 1.4km to the north west of the site. The public transport services cannot currently be accessed by pedestrian footpaths, however, existing footpaths on Bayham Road could be extended to the site. • The site is within walking distance of the significant services and facilities available within Tunbridge Wells. Furthermore, Tunbridge offers significant public transport options including train links to London, Kent and the South Coast. • The impact is considered uncertain at this stage given that the transport measures, including the provision of pedestrian access to and from the site, are 'unknown'
SO14	HOUSING					• The proposed development of this site for residential has the potential to contribute to the district's identified housing need and is located adjacent a sustainable settlement (Tunbridge Wells). • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter. • The impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 651/1610 Name: Land at Bayham Road, Tunbridge Wells
		S	M	L	Overall	Commentary
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as it is proposing that 10 (net) dwellings could be provided on the site. • The site is within close proximity of health services within Tunbridge Wells. • The Tunbridge Wells Borough Council Open Space Study (2018) confirms that there is currently there is a sufficient supply of recreation grounds and children's play space, however, there are shortfalls in allotments, amenity green space and youth play space. • The site is not proposing any health and wellbeing facilities or improvements to open space provision, however given the proposed scale of development contributions to provision/improvements may be achievable. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • Given the proposed scale of development, contributions towards health and wellbeing provision may be achievable but the lack of scheme details means the effect is uncertain at this time.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Given the size of the site, it is considered there will be the potential for significant provision of affordable housing, custom and self-build homes and play space contributions as well, which will contribute to quality-of-life improvements. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 651/1610 Name: Land at Bayham Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • Other policies within the Local Plan will deal specifically with town and village centres and their viability and vitality. • Due to the scale of the proposed development, it is considered there would be no significant effect on this SA Objective.
SO20	EDUCATION & SKILLS					• The nearest primary school is St Peter's Church of England Primary School, located approx. 1.3km to the north east of the site. However, the catchment area for this school does not serve this site. • The site is located within the catchment area for Frant Church of England Primary School, which is located 1.8km to the south of the site. • The nearest secondary schools, as well as a college, are in Tunbridge Wells, approx. 2.6 miles north of the site and accessible by public transport (buses). • Information from East Sussex County Council, as the education provider for state schools, indicates that none of the new development proposed within the fringe areas of Tunbridge Wells planning area in isolation would require the provision of a new educational facility. therefore, it is necessary to undertake feasibility studies to investigate whether local schools could be expanded to cover the places needed. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective

SUMMARY OF RESULTS:	Site No: 651/1610 Name: Land at Bayham Road, Tunbridge Wells																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Tunbridge Wells is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. The settlement lies outside the administrative boundaries of Wealden. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor positive effects: SO3 Flood Risk; SO13 Sustainable Travel & Accessibility and SO14 Housing** Given the site is not at risk of fluvial or surface water flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes. Given that the site has good access to a bus stop, with a short journey time to Tunbridge Wells, a higher order sustainable settlement, it is considered that there will be minor positive effects on this SA Objective. The proposed development may also contribute to improvements to public transport. The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO10 Landscape & Townscape and Historic & Cultural Heritage** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.

	The impact is expected to be minor negative as the site would involve the development of land within the High Weald AONB, however, given the enclosed nature of the site and its close relationship with Tunbridge Wells it is considered that this effect could be reduced through suitable mitigation measures. **No significant effect: SO11 Historic & Cultural Heritage SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The site will not impact upon any listed Buildings or conservation areas. The site lies within an ANA and investigations will be required; however, any development will still have no significant effect. Due to the scale of the proposed development, it is considered there would be no significant effect on SA Objective as it would not impact upon the vitality of Tunbridge Wells. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO13 Sustainable Travel & Accessibility; 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 proposal for the site is for up to 10 (net) dwellings. Taking into account the evidence base and SA it is considered that the site would be appropriate for up to 30 (net) dwellings and has been proposed for allocation on this basis. The site is within a sustainable location for growth, close to existing services and facilities and access via public transport to a high order settlement (Tunbridge Wells). The site is well enclosed within the landscape, although some landscape mitigation would be required as part of any development, to limit the impacts of development upon the High Weald National Landscape that the site sits within. The development of the site would be required to provide a new vehicular access to the site and pedestrian connectivity to Tunbridge Wells via the creation of new pedestrian footpaths. The site is also located within a groundwater source protection zone, which would require further investigation.

SHELAA Ref: 729/1610 **SITE:** Land at Ramslye Farm (Spratsbrook Farm), Tunbridge Wells

SUSTAINABILITY OBJECTIVE		Effects				Site No: 729/1610 Name: Land at Ramslye Farm (Spratsbrook Farm), Tunbridge Wells
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is formed of agricultural land, residential dwellings and woodland. • The site is 39.69ha in size and is being promoted for up to 700 (net) dwellings, inclusive of 35% affordable housing. The proposal is also seeking to provide green infrastructure links, open space and recreation provision. This would feature SuDS and Sangs. The applicant is also proposing that retail and community facilities could be provided on site. • The site lies at the south western edge of Tunbridge Wells and is located adjacent existing development located to the north. • A bus stop is located adjacent the sites eastern boundary on Eridge Road and this provides a frequent bus service to Tunbridge Wells. Tunbridge Wells Railway Station lies approximately 1.8km to the north east of the site and provides significant train links to London, Kent and the South Coast. These forms of public transport can be accessed from the site via existing footpaths located on Eridge Road and Ramslye 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. • Tunbridge Wells lies outside of the administrative boundaries for Wealden; however, it is a large sustainable settlement that provides a retail and employment function as well as providing key community services. The settlement provides very frequent public transport options, including access to London. The settlement also provides nursery, primary and secondary school provision. • The site complies with the overall Spatial Strategy for the district. It is located adjacent a sustainable settlement, albeit one that lies outside of the administrative boundaries for the District. • Given the significant size of the proposed development, there will be an increase in car use to reach other settlements increasing emissions, although mitigation measures such as EV charging infrastructure could address this.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 729/1610 Name: Land at Ramslye Farm (Spratsbrook Farm), Tunbridge Wells
		S	M	L	Overall	Commentary
						• Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There are parts of the site that are covered by surface water flood risk; therefore, this would require mitigation. • The site is currently mostly greenfield land and development of the site would introduce large areas of impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site is affected by surface water flood risk throughout the western parts of the site given the location of a watercourse (Sprats Brook) within the site. It is likely that given the size of the proposed development that suitable mitigation for surface water flood risk can be provided.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 729/1610 Name: Land at Ramslye Farm (Spratsbrook Farm), Tunbridge Wells
		S	M	L	Overall	Commentary
						• The site passes the sequential test in terms of flood risk and the proposed use for residential development is appropriate in terms of flood risk. • The western parts of the site lie within area of groundwater concern and therefore may be at risk of groundwater flooding. Further investigations would be required as part of any development. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. The applicant has indicated that SuDS will be provided as part of any development. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, 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. • A watercourse lies within the western part of the site and there could be the potential for development to result in the pollution of this watercourse through diffuse pollution and surface water runoff. Mitigation would be required. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 729/1610 Name: Land at Ramslye Farm (Spratsbrook Farm), Tunbridge Wells
		S	M	L	Overall	Commentary
SO5	SOIL, LAND & MINERALS					• The site is not classified under the Agricultural Land Classification (ALC). • The site is not safeguarded for minerals or waste operations. • The site is a mixed use site. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is located within an area of the district deemed to be 'brighter and darker' by CPREs light pollution mapping. Given the quantum of development that is proposed, significant levels of light pollution are likely to be introduced. • There are currently no issues with air quality within the district. There are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, however any negative effects are likely to be in the short to medium term as well.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 729/1610 Name: Land at Ramslye Farm (Spratsbrook Farm), Tunbridge Wells
		S	M	L	Overall	Commentary
						• A bus stop is located adjacent the sites eastern boundary on Eridge Road and this provides a frequent bus service to Tunbridge Wells. Tunbridge Wells Railway Station lies approximately 1.8km to the north east of the site and provides significant train links to London, Kent and the South Coast. These forms of public transport can be accessed from the site via existing footpaths located on Eridge Road and Ramslye Road. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Given the size of the site it is likely to result in a significant number of additional cars on the road despite the sites good public transport options and close proximity to Tunbridge Wells. Therefore, minor negative effects are expected on this SA objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant local plan policies.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are extensive trees and hedgerows located along the site boundaries and along the field boundaries within the site. There are also significant parcels of woodland that are located at sporadic points throughout the site. These features provide excellent stepping stones and wildlife corridors to the countryside that surrounds the site to the south and west. This is particularly important as the site lies wholly within the Eridge and Broadwater BOA. • There are significant parcels of ancient woodland located within the site that is also classified as deciduous woodland priority habitat. • The trees, hedgerows and woodland contribute towards the green infrastructure network of the site as well as to the wider greenfield network. • Broadwater Forest lies a short distance to the south and west of the site. • A watercourse (Sprats Brook) is located within the western parts of the site. • Development would need to seek to retain and enhance the existing hedgerows and trees on the boundaries of the site and those within the site to maintain and enhance the green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 729/1610 Name: Land at Ramslye Farm (Spratsbrook Farm), Tunbridge Wells
		S	M	L	Overall	Commentary
						• The proposed scheme is seeking to deliver attractive and publicly accessible green space on 60% of the site together with retaining and enhancing trees and hedgerows within the site. This includes the provision of a SANGS. Therefore, a minor negative effect is likely in the short to medium term as the site is developed, however over the longer term major positive effects are expected as the green measures become established.
SO9	BIODIVERSITY					• The site is likely to have biodiversity value as it located wholly within the Eridge and Broadwater Biodiversity Opportunity Area (BOA). • There are significant parcels of ancient woodland within the site that is also classified as deciduous woodland priority habitat. • The trees, hedgerows and woodland located along site boundaries and within the site contribute to the biodiversity of the site and provide connectivity to the wider area. • Broadwater Forest is located a short distance to the west of the site. • Other policies within the Local Plan will address matters of the retention, protection and creation biodiversity, and any development will need to be in compliance with the relevant policies. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • The scheme proposed is seeking to provide significant biodiversity protections, creation and enhancement through retaining and enhancing trees and hedgerows within the site, enhancing existing habitats and creating new ones. This includes approximately 15ha of habitat creation and biodiversity enhancements. Therefore, a minor negative effect is likely in the short to medium term as the site is developed, however over the longer term major positive effects are expected as the green measures become established.
SO10	LANDSCAPE & TOWNSCAPE					• The site is located adjacent the built form of Tunbridge Wellls to the north; however, it also shares a visual relationship with the High Weald AONB landscape to the south. • The site lies almost wholly within the High Weald AONB. • Developing this site will introduce significant built form into a largely rural area.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 729/1610 Name: Land at Ramslye Farm (Spratsbrook Farm), Tunbridge Wells
		S	M	L	Overall	Commentary
						• The site is exposed within the High Weald AONB and the 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity for accommodating residential development, being more sensitive the further south it is situated (away from the existing settlement). There are a number of characteristics that site shares with the High Weald AONB that includes its undulating topography, a mixed field pattern and mature hedgerows and trees at site boundaries. Whilst part of the site is within Tunbridge Wells District, the part of the site within Wealden District is visually prominent within the wider landscape and development this site will extend development beyond the ridge crest, which largely defines the settlement pattern to the Tunbridge Wells, into a landscape that forms the rural context to the south of Tunbridge Wells. • The proposed development includes an extensive landscaping scheme to address the issues including the provision of and enhancement of trees, hedgerows and woodland. The applicant is also seeking to provide development at varying densities within the site, providing lower quantum of growth in more sensitive locations. Despite these measures, the scale of this development would have a significantly detrimental impact upon the High Weald AONB landscape that could not be mitigated. Therefore, a major negative effect is considered for this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a Conservation Area. • A Grade II Listed Building (Spratsbrook Farmhouse) is located within the south eastern part of the site. Three Grade II Listed Buildings (Broadwater Lodge, High Rocks Inn and Entrance Building to High Rocks Inn) are located in close proximity to the site and may require consideration. The impacts upon these Listed Building would require consideration as part of the schemes design. • The northwestern part of the site is located within an Archaeological Notification Area (ANA) (High Rocks). A Scheduled Ancient Monument also covers the northwestern parts of the site. Further investigation would be required as part of any development. • The proposals for development of this site demonstrate that suitable buffers will be provided to the Listed Buildings located within and adjacent the sites boundaries. However, much still depends on further mitigation and the impact on the SA Objective is still uncertain.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 729/1610 Name: Land at Ramslye Farm (Spratsbrook Farm), Tunbridge Wells
		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					• A bus stop is located adjacent the sites eastern boundary on Eridge Road and this provides a frequent bus service to Tunbridge Wells. Tunbridge Wells Railway Station lies approximately 1.8km to the north east of the site and provides significant train links to London, Kent and the South Coast. These forms of public transport can be accessed from the site via existing footpaths located on Eridge Road and Ramslye Road. • Bus services to Tunbridge Wells and its amenities run approximately every half hour, with a journey time of approx. 7-minutes. • The site is within walking distance of the significant services and facilities available within Tunbridge Wells. Furthermore, Tunbridge Wells offers significant public transport options including train links to London, Kent and the South Coast. • Frant PRoW 2a and 2b run east to west through the northern part of the site and these would require retention and enhancement. • The impact on this SA Objective is considered to be a minor positive effect given the proximity of the site to the bus stop and the existing pedestrian access, albeit on the opposite side of the road to the site, as well as the short journey times to Tunbridge Wells services and facilities by bus.
SO14	HOUSING					• The proposed development of this site for residential has the potential to significantly contribute to the district's identified housing need and is located adjacent a sustainable settlement (Tunbridge Wells). • The promoter for the site has indicated that the development of the site would include market housing and affordable housing. • Given the size of the site and its potential to provide specialist forms of the housing alongside market housing, the impact on this SA Objective is expected to be a major

SUSTAINABILITY OBJECTIVE		Effects				Site No: 729/1610 Name: Land at Ramslye Farm (Spratsbrook Farm), Tunbridge Wells
		S	M	L	Overall	Commentary
						positive if the site is brought forward and makes a positive contribution to meeting the district's housing needs.
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as part of any development as it will accommodate more than 10 (net dwellings). • The site is within close proximity of health services within Tunbridge Wells. • The Tunbridge Wells Borough Council Open Space Study (2018) confirms that there is currently there is a sufficient supply of recreation grounds and children's play space, however, there are shortfalls in allotments, amenity green space and youth play space. • The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. • The promoter for the site has indicated that leisure and community facilities could be provided on the site, however, there is a lack of specific details submitted. The promoter has indicated that a SANGS would be created on site for the use of local residents. • Given the proposed scale of development contributions to provision/improvements for health and wellbeing facilities are likely to be achievable. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • Given that the site is in close proximity of health services and that the scale of development is likely to mean some degree of contributions towards and health and wellbeing improvements could be achieved, the effect is considered to be minor positive.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • The promoter for the site has indicated that affordable housing, older persons housing and self-build and custom plots can potentially be provided. The promoter has also indicated that a SANGS and leisure and community facilities could be provided on site, the effect is considered to be minor positive.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 729/1610 Name: Land at Ramslye Farm (Spratsbrook Farm), Tunbridge Wells
		S	M	L	Overall	Commentary
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of development in accordance with relevant policies within the Local Plan. • The proposed scheme seeks to deliver a wider range of housing types, community spaces and infrastructure to assist in reducing social deprivation. • The effects are expected to be minor positive
SO18	ECONOMY & EMPLOYMENT					• The site is proposing for mixed use development, including housing, leisure and community facilities, although no specifics as to the level of employment that will be provided as part of the leisure and community facilities has so far been provided. • The proposed development has indicated that some retail, leisure and community facilities could be provided as part of any development, which would provide jobs as part of any development. • However, as there has been no further information provided regarding the retail, leisure and community facilities to be provided on site, the impact on this SA Objective in the medium to long term is considered uncertain at this stage. There are still some minor positive effects on this SA Objective in the short term due to the creation of jobs during the construction of development.
SO19	TOWN & VILLAGE CENTRES					• The site proposing retail space as part of the development, however, no further details have been provided as to the quantum of this. • Other policies within the Local Plan will deal specifically with town and village centres and their viability and vitality. • Due to the scale of the proposed development, it is considered there would be no significant effect on this SA Objective as it would not impact upon the vitality of Tunbridge Wells.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is St Mark's Church of England Primary School, located approx. 100m to the north of the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 729/1610	Name: Land at Ramslye Farm (Spratsbrook Farm), Tunbridge Wells
		S	M	L	Overall	Commentary	
						• The nearest secondary schools, as well as a college, are in Tunbridge Wells, approx. 2.3 miles north of the site and accessible by public transport (buses). • Information from East Sussex County Council, as the education provider for state schools, indicates that none of the new development proposed within the fringe areas of Tunbridge Wells planning area in isolation would require the provision of a new educational facility. therefore, it is necessary to undertake feasibility studies to investigate whether local schools could be expanded to cover the places needed. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective	

SUMMARY OF RESULTS:	Site No: 729/1610 Name: Land at Ramslye Farm (Spratsbrook Farm), Tunbridge Wells																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Tunbridge Wells is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. The settlement lies outside the administrative boundaries of Wealden. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO8 Green and Blue Infrastructure; SO9 Biodiversity and SO14 Housing** The proposed scheme is seeking to deliver attractive and publicly accessible green space on 60% of the site together with retaining and enhancing trees and hedgerows within the site. This includes the provision of a SANGS. Therefore, a minor negative effect is likely in the short to medium term as the site is developed, however over the longer term major positive effects are expected as the green measures become established. The scheme proposed is seeking to provide significant biodiversity protections, creation and enhancement through retaining and enhancing trees and hedgerows within the site, enhancing existing habitats and creating new ones. This includes approximately 15ha of habitat creation and biodiversity enhancements. Therefore, a minor negative effect is likely in the short to medium term as the site is developed, however over the longer term major positive effects are expected as the green measures become established. Given the size of the site and its potential to provide specialist forms of the housing alongside market housing, the impact on this SA Objective is expected to be a major positive if the site is brought forward and makes a positive contribution to meeting the district's housing needs. **Minor Positive effects: SO3 Flood Risk; SO13 Sustainable Travel & Accessibility; SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO17 Social Deprivation** Given the site is not at risk of fluvial flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes. The impact on this SA Objective is considered to be a minor positive effect given the proximity of the site to the bus stop and the existing pedestrian access, albeit on the opposite side of the road to the site, as well as the short journey times to Tunbridge Wells services and facilities by bus.

Given that the site is in close proximity of health services and that the scale of development is likely to mean some degree of contributions towards and health and wellbeing improvements could be achieved, the effect is considered to be minor positive.

The promoter for the site has indicated that affordable housing, older persons housing and self-build and custom plots can potentially be provided. The promoter has also indicated that a SANGS and leisure and community facilities could be provided on site, the effect is considered to be minor positive.

Major negative effects: SO10 Landscape & Townscape

The proposed development includes an extensive landscaping scheme to address the issues including the provision of and enhancement of trees, hedgerows and woodland. The applicant is also seeking to provide development at varying densities within the site, providing lower quantum of growth in more sensitive locations. Despite these measures, the scale of this development would have a significantly detrimental impact upon the High Weald AONB landscape that could not be mitigated. Therefore, a major negative effect is considered for this SA Objective.

Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO7 Pollution

All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.

The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.

Given the size of the site it is likely to result in a significant number of additional cars on the road despite the sites good public transport options and close proximity to Tunbridge Wells. Therefore, minor negative effects are expected on this SA objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant local plan policies.

No significant effect: SO19 Town & Village Centres and SO20 Education & Skills

Due to the scale of the proposed development, it is considered there would be no significant effect on this SA Objective as it would not impact upon the vitality of Tunbridge Wells.

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.

	Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure and SO18 Economy & Employment For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	This is a substantial site that includes land to the north, which is within Tunbridge Wells Borough administrative area. This land to the north is currently allocated within the Tunbridge Wells Borough Submission Local Plan (2021) for 120 (net) dwellings (land to the south of Ramslye Road). The land allocated is relatively well screened within the landscape and closely relates to Royal Tunbridge Wells settlement and is at crest ridge, which lowers its landscape sensitivity. The area of the site within Wealden District is visually prominent within the wider landscape and development this site will extend development beyond the ridge crest, which largely defines the settlement pattern to the Tunbridge Wells, into a landscape that forms the rural context to the south of Tunbridge Wells. The site lies in a wholly exposed position within the High Weald National Landscape and the site shares a significant number of characteristics with this landscape, including undulating topography, a mixed field pattern and mature hedgerows and trees at site boundaries. The promoter for the site has indicated via the submission of documents that varying densities of development and enhanced landscaping would be used to limit these impacts. However, the Council still consider that the impact is too great within this location for the site to be allocated for residential development. There are also significant concerns regarding the impact of development upon historic and cultural assets in close proximity to the site. Given the above, the site is not allocated for residential development.

SHELAA Ref: 748/1750

SITE: Land Between Court Lodge and Bells Yew Green Industrial Estate, B2169, Bells Yew Green

SUSTAINABILITY OBJECTIVE		Effects				Site No: 748/1750	Name: Land between Court Lodge and Bells Yew Green Industrial Estate, B2169, Bells Yew Green
		S	M	L	Overall	Commentary	
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of an agricultural field. • The site is 1.31ha in size and is being promoted for residential development of approximately 20 (net) dwellings. • The site is located directly adjacent a bus stop which is located on the sites south western boundary along Bayham Road. The settlement has a limited bus service to Tunbridge Wells (approx. 20 min journey) Mon – Fri but with only 5 buses per day. • Frant Railway Station lies 50m to the west of the site and provides services to London, Hastings and Eastbourne (via Hastings). Tunbridge Wells is only a 4 minute train journey. • There are footways on the west side of Bayham Road that provide pedestrian access to the site, however, there is no crossing point. Opportunities exist to provide a crossing point on Bayham Road to provide safe pedestrian access from the site to the main built form of Bells Yew Green and the public transport options available in close proximity. • 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. • Bells Yew green is classified as a sustainable settlement within the Settlement Hierarchy and contains the services and facilities required to support development. The rail service and limited bus service within the settlement offer a frequent and sustainable mode of transport for people to access higher order settlements with more services and facilities. • The site complies with the overall Spatial Strategy for the district. It is located adjacent a sustainable settlement, albeit one that lies outside of the administrative boundaries for the District. • Development of the site is still likely to result in some degree of increase in car use to reach other settlements increasing emissions, although mitigation measures such as EV charging infrastructure could address this.	

SUSTAINABILITY OBJECTIVE		Effects				Site No: 748/1750 Name: Land between Court Lodge and Bells Yew Green Industrial Estate, B2169, Bells Yew Green
		S	M	L	Overall	Commentary
						• Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment and there is no risk of surface water flooding. Therefore, the site passes the sequential test in terms of flood risk. • The site is greenfield and development will introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment and there is no risk of surface water flooding. • The site passes the sequential test in terms of flood risk 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 .

SUSTAINABILITY OBJECTIVE		Effects				Site No: 748/1750 Name: Land between Court Lodge and Bells Yew Green Industrial Estate, B2169, Bells Yew Green
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial or surface water flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity of the site. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district
SO5	SOIL, LAND & MINERALS					• The site is not classified under the Agricultural Land Classification (ALC). • The site is not safeguarded for minerals or waste operations. • The site is a greenfield site. • There are no known issues with contamination of land and given its current use contamination is unlikely. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 748/1750 Name: Land between Court Lodge and Bells Yew Green Industrial Estate, B2169, Bells Yew Green
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• Although there are no details for the scale of development, given the sites size and its location it is likely that any development would introduce light pollution to the area. The site is within an area of the district classed by CPREs light pollution mapping as being 'darker.' • There are currently no issues with air quality within the district. There are no Air Quality Management Areas (AQMAs) within the district. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, however any negative effects are likely to be in the short to medium term as well. • The site is located directly adjacent a bus stop which is located on the sites south western boundary along Bayham Road. The settlement has a limited bus service to Tunbridge Wells (approx. 20 min journey) Mon – Fri but with only 5 buses per day. • Frant Railway Station lies 50m to the west of the site and provides services to London, Hastings and Eastbourne (via Hastings). Tunbridge Wells is only a 4 minute train journey. • There are footways on the west side of Bayham Road that provide pedestrian access to the site, however, there is no crossing point. Opportunities exist to provide a crossing point on Bayham Road

SUSTAINABILITY OBJECTIVE		Effects				Site No: 748/1750 Name: Land between Court Lodge and Bells Yew Green Industrial Estate, B2169, Bells Yew Green
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative in the short to medium term due to potential air pollution and construction work and traffic but no significant effect in the longer term and overall, as the site is within close proximity to public transport options and Bells Yew Green, helping to reduce air pollution from travel.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are hedgerows and trees located on the site boundaries and woodland located adjacent the sites eastern boundary that encroaches into the site. These all contribute towards the green infrastructure network of the site as well as to the wider greenfield network. • Rushlye Wood adjacent the sites eastern boundary is classified as ancient woodland the parcel of woodland that encroach into the south eastern corner of the site is also subject to group TPO Order NO 32,198. • Development would need to seek to retain and enhance the existing hedgerows and trees on the boundaries of the site to maintain and enhance the green infrastructure network. • A 15m buffer would be required to protect the ancient woodland. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time due to the lack of details of any scheme
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site or in close proximity. • The site is not within a Biodiversity Opportunity Area (BOA). • There are no irreplaceable habitats within the site or in close proximity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 748/1750 Name: Land between Court Lodge and Bells Yew Green Industrial Estate, B2169, Bells Yew Green
		S	M	L	Overall	Commentary
						• Rushlye Wood adjacent the sites eastern boundary is ancient woodland that is also classified as a Priority Habitat Deciduous Woodland that encroaches into the southeastern corner of the site. • The hedgerows, trees and woodland located on the boundaries of the site and within it, contribute to the biodiversity of the site and provide connectivity to the wider area. • The site is likely to have some degree of biodiversity value and this may be significant in parts. This would need to be investigated as part of development and appropriate mitigation provided. • Suitable and appropriate buffers to the two pockets of ancient woodland/Priority Habitat Deciduous woodland would be required. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • Development of the site would need to seek to retain and enhance the existing hedgerows, trees and woodland within the step and on the boundaries, as they are likely to have biodiversity value. • Other policies within the Local Plan will address matters of the retention, protection and creation of habitats and biodiversity, and any development will need to be in compliance with the relevant policies. • No detailed scheme for the site has been put forward as of yet and so the effects on this SA Objective are considered to be uncertain at this time.
SO10	LANDSCAPE & TOWNSCAPE					• The site lies on the northern edge of Bells Yew Green and is bounded by Bayham Road to the west, agricultural land and low density residential dwellings to the north, Rushlye Wood to the east and Bells Yew Green Industrial Estate to the south, beyond which lies the main built form of Bells Yew Green. • The site is located wholly within the High Weald AONB, however, the 2023 Landscape Sensitivity Assessment states that the site is of moderate sensitivity to residential development as the site does not contain any heritage features, is visually enclosed and is influenced by proximity to Bells Yew Green and Frant rail station, which decreases sensitivity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 748/1750 Name: Land between Court Lodge and Bells Yew Green Industrial Estate, B2169, Bells Yew Green
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor negative as the site would involve the development of land within the High Weald AONB, however, it is considered that this effect 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 either within the site or in proximity of the site. • The site is not located within an Archaeological Notification Area (ANA). • Therefore, it is considered there would be no significant effect on this SA Objective due to the lack of historic and cultural features within the site or within close proximity
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is located directly adjacent a bus stop which is located on the sites south western boundary along Bayham Road. The settlement has a limited bus service to Tunbridge Wells (approx. 20 min journey) Mon – Fri but with only 5 buses per day. • Frant Railway Station lies 50m to the west of the site and provides services to London, Hastings and Eastbourne (via Hastings). Tunbridge Wells is only a 4 minute train journey. • There are footways on the west side of Bayham Road that provide pedestrian access to the site, however, there is no crossing point. Opportunities exist to provide a crossing point on Bayham Road • The site therefore has access to sustainable transport and to a higher order sustainable settlement by public transport.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 748/1750 Name: Land between Court Lodge and Bells Yew Green Industrial Estate, B2169, Bells Yew Green
		S	M	L	Overall	Commentary
						• The proposed scale of development does suggest that car use may increase, although given the sites proximity, and good access, to good public transport this could be minimised. • There is no PRoW close to, or running through, the site. • The impact on this SA Objective is considered to be minor positive given the proximity of the site to Frant Railway Station and bus stops and the existing and potential for improved pedestrian access.
SO14	HOUSING					• The proposed development of this site for residential has the potential to contribute to the district's identified housing need and is within a sustainable settlement (Bells Yew Green) in line with the Spatial Strategy. • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter. • Given the size of the site and the scale of potential development, development here would make a relatively significant contribution to the districts housing need in a sustainable location and therefore a minor positive effect is expected. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services are in Tunbridge Wells, which is accessible via public transport and is located approximately 3km to the north west of the site. • The High Weald Lewes Havens Clinical Commissioning Group (CCG) confirmed that if the population of Frant Parish increases then there will be an additional need for more clinical space. Therefore, it is likely that funding for new or existing surgeries will be required. • The Wealden Open Space Assessment (2022) finds that there is currently no significant deficit in open space provision within Frant Parish in terms of quantity or accessibility however the priority is to enhance lower quality sites (Frant North Green and Frant Green Children's Play Space). • The site is not proposing any health and wellbeing facilities or improvements to open space provision, however given the proposed scale of development contributions to provision/improvements may be achievable.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 748/1750 Name: Land between Court Lodge and Bells Yew Green Industrial Estate, B2169, Bells Yew Green
		S	M	L	Overall	Commentary
						• Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • Given the proposed scale of development, contributions towards health and wellbeing provision may be achievable but the lack of scheme details means the effect is uncertain at this time.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 748/1750 Name: Land between Court Lodge and Bells Yew Green Industrial Estate, B2169, Bells Yew Green
		S	M	L	Overall	Commentary
						• Due to the scale of the proposed development, it is considered there would be no significant effect on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is Frant Church of England Primary School, located approximately 2km to the west of the site in Frant. • The nearest secondary schools, as well as a college, are in Tunbridge Wells, approx. 3km to the north west of the site and are accessible by bus and rail. • Information from East Sussex County Council, as the education provider for state schools, indicates that none of the new development proposed within the fringe areas of Tunbridge Wells planning area in isolation would require the provision of a new educational facility. therefore, it is necessary to undertake feasibility studies to investigate whether local schools could be expanded to cover the places needed. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective

SUMMARY OF RESULTS:	Site No: 748/1750																			
	Name: Land between Court Lodge and Bells Yew Green Industrial Estate, B2169, Bells Yew Green																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. The site is located at the northern edge of Bells Yew Green and is within the proposed settlement boundary. Bells Yew Green is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in Bells Yew Green. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor positive effects: SO3 Flood Risk; SO13 Sustainable Travel & Accessibility and SO14 Housing** Given the site is not at risk of fluvial or surface water flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes. The impact on this SA Objective is considered to be minor positive given the proximity of the site to Frant Railway Station and bus stops and the existing and potential for improved pedestrian access. The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward. **Major negative effects: SO15 Health & Wellbeing;** Whilst the proposed scale of development would likely achieve contributions towards health and wellbeing provision, the development of this site would currently result in a lack of access to the playing fields to the north, which would have a major negative effect on health and wellbeing. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO10 Landscape & Townscape**

	All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. The impact is expected to be minor negative as the site would involve the development of land within the High Weald AONB, however, it is considered that this effect could be reduced through suitable mitigation measures. **No significant effect: SO7 Pollution; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The impacts on this SA Objective are likely to be minor negative in the short to medium term due to potential air pollution and construction work and traffic but no significant effect in the longer term and overall, as the site is within close proximity to public transport options and Bells Yew Green, helping to reduce air pollution from travel. Therefore, it is considered there would be no significant effect on this SA Objective due to the lack of historic and cultural features within the site or within close proximity. Due to the scale of the proposed development, it is considered there would be no significant effect on SA Objective as it would not impact upon the vitality of Tunbridge Wells. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; 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 selected for an allocation of 20 (net) dwellings. The site is within a sustainable location for growth, close to existing services and facilities in Bells Yew Green and benefits from public transport access to Tunbridge Wells The site is well enclosed within the landscape, although significant landscape enhancement would be required as part of any development, to limit the impacts of development upon the High Weald National Landscape that the site sits within. The development would require the creation of a new vehicular access and improvements to pedestrian links to Bells Yew Green. The development must also take into consideration ancient woodland (Rushlye Wood) located on the eastern boundary of the site, which is also priority habitat deciduous woodland and is partially protected by group TPO 32,198. Mitigation measures would need to be identified for any development in line with other relevant Local Plan polices i.e. those on energy efficiency, flood risk, water efficiency, biodiversity, waste, pollution, health and wellbeing etc.

SHELAA Ref: 755/1610 **SITE:** Land off Bayham Road, Tunbridge Wells

SUSTAINABILITY OBJECTIVE		Effects				Site No: 755/1610 Name: Land off Bayham Road, Tunbridge Wells
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of two fields in agricultural use. • The site is 5.05ha in size and is being promoted for residential development of 105 (net) dwellings. • The site lies on the southern edge of Tunbridge Wells. • The nearest bus stop lies approximately 350m to the west of the site on Bayham Road. Tunbridge Wells Railway Station lies approximately 1.6 km to the north of the site There are no existing footpaths that provide pedestrian links to these sustainable forms of transport, however, there is the potential to provide these on Bayham Road to the north or to Dukes Drive 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. • Tunbridge Wells lies outside of the administrative boundaries for Wealden; however, it is a large sustainable settlement that provides a retail and employment function as well as providing key community services. The settlement provides very frequent public transport options, including access to London. The settlement also provides nursery, primary and secondary school provision. • The site complies with the overall Spatial Strategy for the district. It is located adjacent a sustainable settlement, albeit one that lies outside of the administrative boundaries for the District. • Development of the site is still likely to result in some degree of increase in car use to reach other settlements increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 755/1610 Name: Land off Bayham Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no existing risk of flooding from surface water. The site passes the sequential test in terms of flood risk. • The site does not lie within an area of groundwater concern. • The site is greenfield and development will introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. It is likely given the size of the proposed development that suitable mitigation for surface water flood risk could be implemented. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no existing risk of flooding from surface water. The site passes the sequential test in terms of flood risk. • The site does not lie within an area of groundwater concern. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces . • The site is not within an area of groundwater concern.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 755/1610 Name: Land off Bayham Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial or surface water flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • The southeastern part of the site lies within Zone 3 (Total catchment) of a protected groundwater source. Further investigation and mitigation may be required to ensure development does not impact upon the groundwater source. There are no watercourses within the site or in close proximity of the site. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Given the size of the site, and the proposed quantum of development for the site, it is considered that the impact on this SA Objective is uncertain at this time. It is likely that any negative impacts could be mitigated through good design and compliance with local plan policies in terms of water usage. • Given the level of development proposed, it is considered that there could be major effects on this SA Objective. Impacts could be mitigated to some degree through good design and compliance with local plan policies.
SO5	SOIL, LAND & MINERALS					• The site is not classified under the Agricultural Land Classification (ALC). • The site is not safeguarded for minerals or waste operations. • The site is a greenfield site. • There are no known issues with contamination of land and given its current use contamination is unlikely.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 755/1610 Name: Land off Bayham Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is located within an area of the district deemed to be 'brighter' by CPREs light pollution mapping. The introduction of development of this scale is unlikely to have a significant effect on light pollution and it is considered that mitigation will be possible through Local Plan policies. • There are currently no issues with air quality within the district. There are no Air Quality Management Areas (AQMAs) within the district. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, however any negative effects are likely to be in the short to medium term as well. • The nearest bus stop lies approximately 350m to the west of the site on Bayham Road. Tunbridge Wells Railway Station lies approximately 1.6 km to the north of the site There are no existing footpaths that provide pedestrian links to these sustainable forms of

SUSTAINABILITY OBJECTIVE		Effects				Site No: 755/1610 Name: Land off Bayham Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						transport, however, there is the potential to provide these on Bayham Road to the north or to Dukes Drive to the west. • The current lack of pedestrian access to the bus stop and train station is likely to mean there will be a reliance on cars to access services and facilities. • Development could provide improvements to pedestrian access which could make public transport a more attractive choice. • The south western part of the site is bounded by the A26 to the west, which will require noise mitigation for potential future occupiers in this part of the site. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative despite the proximity of the site to public transport due to the sheer scale of the proposed housing. Mitigation may be possible to a degree, but this is uncertain at this time.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are mature trees and hedgerows located on the site boundaries, which provide good wildlife corridors and stepping stones to the wider area, particularly to the countryside that lies to the east and southeast of the sire. • There is limited vegetation within the site, however, a mature hedgerow divides the two fields that form the site from north to south. • Proposals submitted as part of the SHELAA application indicate that development would seek to retain and enhance the existing hedgerows and trees on the boundaries of the site to maintain and enhance the green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact is considered to be uncertain at this time as much will depend on the implementation of a suitable landscape scheme

SUSTAINABILITY OBJECTIVE		Effects				Site No: 755/1610 Name: Land off Bayham Road, Tunbridge Wells
		S	M	L	Overall	Commentary
SO9	BIODIVERSITY					• The site is not within a Biodiversity Opportunity Area (BOA) nor are there any in close proximity to the site. • There are no designated biodiversity sites within the site or in close proximity. • There are no irreplaceable habitats within the site or in proximity to the site. • The trees and hedgerows on the site boundaries and within the contribute to the biodiversity of the site and provide connectivity to the wider area. Development of the site would need to seek to retain and enhance the existing hedgerows and trees within the site and on the boundaries, as they are likely to have biodiversity value. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • Other policies within the Local Plan will address matters of the retention, protection and creation biodiversity, and any development will need to be in compliance with the relevant policies. • 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 and biodiversity could be enhanced on the site.
SO10	LANDSCAPE & TOWNSCAPE					• The site is located adjacent the built boundary of Tunbridge Wells and existing residential development lies to the north west of the site on Dukes Drive. Linear residential development fronting onto Bayham Road also lies to the north of the site. • The site is located within the High Weald AONB and the 2023 Landscape Sensitivity Assessment has found that this site has moderate to high sensitivity to development, in part due to it being close to a ridge line and its field boundaries that contributes to the highly interconnected woodland network and rural landscape of the wider area. • The assessment also notes that the site itself is well contained within mature tree screening to all sides that would need to be retained and reinforced, particularly to the south and east where longer views are possible. This lowers landscape sensitivity, as does its connection to the settlement edge of Royal Tunbridge Wells, which reduces tranquillity and dark skies in this location. The proposals indicate that these would be included within the design of the scheme.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 755/1610 Name: Land off Bayham Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor negative as the site would involve the development of land within the High Weald AONB, however, it is considered that this effect 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 either within the site or in proximity of the site. • The site is not located within an Archaeological Notification Area (ANA). • Therefore, it is considered there would be no significant effect on this SA Objective due to the lack of historic and cultural features within the site or within close proximity.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The nearest bus stop lies approximately 350m to the west of the site on Bayham Road. Tunbridge Wells Railway Station lies approximately 1.6 km to the north of the site. Tunbridge Wells offers bus services to multiple settlements and provides train links to London, Kent and the south coast. • The site is also within walking distance to the significant services and facilities within Tunbridge Wells itself. • The site is not currently served by existing footpaths that would connect the site to the sustainable travel options available within Tunbridge Wells. However, it is considered likely that these would be provided as part of the development of the site. • Proposals submitted for the site indicate that the site is intending to improve pedestrian connectivity across the wider area by providing new and enhancing existing tracks within

SUSTAINABILITY OBJECTIVE		Effects				Site No: 755/1610 Name: Land off Bayham Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						the site. This includes the potential provision of a pedestrian access to the neighbouring recreation ground. • The impact is considered uncertain at this stage given that the transport measures, including the provision of pedestrian access to and from the site, are 'unknown'
SO14	HOUSING					• The proposed development of this site for residential has the potential to contribute to the district's identified housing need and is located adjacent a sustainable settlement (Tunbridge Wells). • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter. • The impact on this SA Objective is expected to be a major positive if the site is brought forward and makes a significant positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as it is proposed for more than 10 (net) dwellings. • The site is within close proximity of health services within Tunbridge Wells that lies a short distance to the north of the site. • The Tunbridge Wells Borough Council Open Space Study (2018) confirms that there is currently there is a sufficient supply of recreation grounds and children's play space, however, there are shortfalls in allotments, amenity green space and youth play space. • The site is not proposing any health and wellbeing facilities or improvements to open space provision, however given the proposed scale of development contributions to provision/improvements may be achievable. • The site is located adjacent St Mark's Recreation Ground and a pedestrian access to this has been proposed as part of the development. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 755/1610 Name: Land off Bayham Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• Given the size of the proposed development, but lack of health and wellbeing facilities, it is considered there would be minor positive effects on this SA Objective through contributions to health and wellbeing enhancements
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Given the size of the site, it is considered there will be the potential for significant provision of affordable housing, custom and self-build homes and play space contributions as well, which will contribute to quality-of-life improvements. • Development will need to comply with other Local Plan policies, which will address matters of design and quality of life within the district as well as the District's Design Code. • With no details confirmed in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 755/1610 Name: Land off Bayham Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will deal specifically with town and village centres and their viability and vitality. • However, the development of this site would place future residents within close proximity of the sustainable settlement of Tunbridge Wells and its associated services and amenities. • Due to the scale of the proposed development, it is considered there would be no significant effect on this SA Objective as it would not impact upon the vitality of Tunbridge Wells.
SO20	EDUCATION & SKILLS					• The nearest primary school is St Peter's Church of England Primary School, located approx. 1.33km to the north east of the site. However, the catchment area for this school does not serve this site. • The site is located within the catchment area for Frant Church of England Primary School, which is located 1.8km to the south of the site. • The nearest secondary schools, as well as a college, are in Tunbridge Wells, approx. 2.6 miles north of the site and accessible by public transport (buses). • Information from East Sussex County Council, as the education provider for state schools, indicates that none of the new development proposed within the fringe areas of Tunbridge Wells planning area in isolation would require the provision of a new educational facility. therefore, it is necessary to undertake feasibility studies to investigate whether local schools could be expanded to cover the places needed. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective

SUMMARY OF RESULTS:	Site No: 755/1610 Name: Land off Bayham Road, Tunbridge Wells																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Tunbridge Wells is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. The settlement lies outside the administrative boundaries of Wealden. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO14 Housing** The impact on this SA Objective is expected to be a major positive if the site is brought forward and makes a significant positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward. **Minor positive effects: SO3 Flood Risk; SO13 Sustainable Travel & Accessibility and SO15 Health &Wellbeing** Given the site is not at risk of fluvial or surface water flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes. Given that the site has good access to a bus stop, with a short journey time to Tunbridge Wells, a higher order sustainable settlement, it is considered that there will be minor positive effects on this SA Objective. The proposed development may also contribute to improvements to public transport. Given the size of the proposed development, but lack of health and wellbeing facilities, it is considered there would be minor positive effects on this SA Objective through contributions to health and wellbeing enhancements. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO10 Landscape & Townscape and Historic & Cultural Heritage** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.

	The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. The impacts on this SA Objective are likely to be minor negative despite the proximity of the site to public transport due to the sheer scale of the proposed housing. Mitigation may be possible to a degree, but this is uncertain at this time. The impact is expected to be minor negative as the site would involve the development of land within the High Weald AONB, however, given the enclosed nature of the site and its close relationship with Tunbridge Wells it is considered that this effect could be reduced through suitable mitigation measures. **No significant effect: SO11 Historic & Cultural Heritage SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The site will not impact upon any listed Buildings or conservation areas. The site lies within an ANA and investigations will be required; however, any development will still have no significant effect. Due to the scale of the proposed development, it is considered there would be no significant effect on SA Objective as it would not impact upon the vitality of Tunbridge Wells. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO13 Sustainable Travel & Accessibility; 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 proposal for the site is for 105 (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 100 (net) dwellings and has been proposed for allocation on this basis. The site is within a sustainable location for growth, close to existing services and facilities and access via public transport to a high order settlement (Tunbridge Wells). The site is well enclosed within the landscape, although significant landscape enhancement would be required as part of any development, to limit the impacts of development upon the High Weald National Landscape that the site sits within. The development of the site would be required to provide a new vehicular access to the site and pedestrian connectivity to Tunbridge Wells via the creation of new pedestrian footpaths. The site is also located within a groundwater source protection zone, which would require further investigation.

SHELAA Ref: 818/1610 **SITE:** Land at Whinlatter, St Mark's Road, Tunbridge Wells

SUSTAINABILITY OBJECTIVE		Effects				Site No: 818/1610 Name: Land at Whinlatter, St Mark's Road, Tunbridge Wells
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a large residential dwelling and amenity land. • The site is 1.29ha in size. The site promoter has not indicated the quantum of development being proposed on the site, however, given the site is in an area of low residential density on the south side of St Mark's Road, a development of 7 (net) dwellings is considered appropriate. • The site lies on the southern edge of Tunbridge Wells. The fields to the east and south of the site have also been identified for possible development. Residential development lies to the west and north of the site fronting onto St Mark's Road. • The site is within 200m of the nearest bus stop, which is located to north east of the site on Frant Road. Tunbridge Wells Railway Station lies approximately 1.8km to the north west of the site. • There are footways on the north side of St Mark's Road that provide pedestrian access to the site, however, there is no crossing point. Opportunities exist to provide a crossing point on St Mark's Road to provide safe pedestrian access from the site to the main built form of Tunbridge Wells and the public transport options available in close proximity. • 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. • Tunbridge Wells lies outside of the administrative boundaries for Wealden; however, it is a large sustainable settlement that provides a retail and employment function as well as providing key community services. The settlement provides very frequent public transport options, including access to London. The settlement also provides nursery, primary and secondary school provision. • The site complies with the overall Spatial Strategy for the district. It is located adjacent a sustainable settlement, albeit one that lies outside of the administrative boundaries for the District.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 818/1610 Name: Land at Whinlatter, St Mark's Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• Development of the site is still likely to result in some degree of increase in car use to reach other settlements increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. The site is not at risk of surface water flooding. • The site is mostly greenfield land and development will introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment and there is no risk of surface water flooding.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 818/1610 Name: Land at Whinlatter, St Mark's Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• The site passes the sequential test in terms of flood risk 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 mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity. Therefore, potential for water pollution is minimal. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Given the size of the site, and the proposed quantum of development for the site, it is considered that the impact on this SA Objective is uncertain at this time. It is likely that any negative impacts could be mitigated through good design and compliance with local plan policies in terms of water usage.
SO5	SOIL, LAND & MINERALS					• The site is not classified under the Agricultural Land Classification (ALC). • The site is not safeguarded for minerals or waste operations. • The site is a mixed use site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 818/1610 Name: Land at Whinlatter, St Mark's Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• There are no known issues with contamination of land and given its current use contamination is unlikely. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is located within an area of the district deemed to be 'brighter' by CPREs light pollution mapping. The introduction of development of this scale is unlikely to have a significant effect on light pollution and it is considered that mitigation will be possible through Local Plan policies. • There are currently no issues with air quality within the district. There are no Air Quality Management Areas (AQMAs) within the district. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, however any negative effects are likely to be in the short to medium term as well. • The site is within 200m of the nearest bus stop, which is located to north east of the site on Frant Road and has a very high frequent of service to Tunbridge Wells. Tunbridge

SUSTAINABILITY OBJECTIVE		Effects				Site No: 818/1610 Name: Land at Whinlatter, St Mark's Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						Wells Railway Station lies approximately 1.8km to the north west of the site and provides significant train links to London, Kent and the South Coast. • There are footways on the north side of St Mark's Road that provide pedestrian access to the site, however, there is no crossing point. Opportunities exist to provide a crossing point on St Mark's Road to provide safe pedestrian access from the site to the main built form of Tunbridge Wells and the public transport options available in close proximity. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. Given the sites proximity and pedestrian access to sustainable transport and the size of the site, no significant effect in the medium to longer term on this SA Objective
SO8	GREEN & BLUE INFRASTRUCTURE					• There are trees and hedgerows located along the site boundaries but vegetation within the site is limited. These connect to the countryside that surrounds the site to the south and the woodland that lies to the south west. These features provide good wildlife corridors and stepping stones to the wider area. • Development would need to seek to retain and enhance the existing hedgerows and trees on the boundaries of the site to maintain and enhance the green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time due to the lack of details of any scheme
SO9	BIODIVERSITY					• The site is likely to have biodiversity value as it is located adjacent the Eridge and Broadwater Biodiversity Opportunity Area (BOA).

SUSTAINABILITY OBJECTIVE		Effects				Site No: 818/1610 Name: Land at Whinlatter, St Mark's Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• There are no irreplaceable habitats within the site, however, priority habitat deciduous woodland lies a short distance to the south west. • The trees and hedgerows on the site boundaries contribute to the biodiversity of the site and provide connectivity to the wider area. .Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries as they are likely to have biodiversity value. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • Other policies within the Local Plan will address matters of the retention, protection and creation biodiversity, and any development will need to be in compliance with the relevant policies. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • Given the sites current use as a residential dwelling, its small size and also acknowledging the potential for some degree of mitigation, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective
SO10	LANDSCAPE & TOWNSCAPE					• The site is located adjacent the built form of Tunbridge Wellls to the north, however, there is currently limited residential development located on the south side of St Mark's Lane. • The site is located within the High Weald AONB and the 2023 Landscape Sensitivity Assessment has found that this site has moderate to high sensitivity to development, albeit that the site is relatively well enclosed and is not considered to be prominent within the landscape. The Landscape Sensitivity goes further and confirms that if development was to come forward on these sites, this site would be preferred as it relates better to the settlement. • The impact is expected to be minor negative as the site would involve the development of land within the High Weald AONB, however, given the enclosed nature of the site and its close relationship with Tunbridge Wells it is considered that this effect could be reduced through suitable mitigation measures.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 818/1610 Name: Land at Whinlatter, St Mark's Road, Tunbridge Wells
		S	M	L	Overall	Commentary
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a Conservation Area and there are no listed buildings either within the site or in proximity of the site. • The site is not located within an Archaeological Notification Area (ANA). • Therefore, it is considered there would be no significant effect on this SA Objective due to the lack of historic and cultural features within the site or within close proximity.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is within 200m of the nearest bus stop, which is located to north east of the site on Frant Road. Tunbridge Wells Railway Station lies approximately 1.8km to the north west of the site. • There are footways on the north side of St Mark's Road that provide pedestrian access to the site, however, there is no crossing point. Opportunities exist to provide a crossing point on St Mark's Road to provide safe pedestrian access from the site to the main built form of Tunbridge Wells and the public transport options available in close proximity. • Bus services to Tunbridge Wells and its amenities run very frequently, with a journey time of approx. 7-minutes. • The site is within walking distance of the significant services and facilities available within Tunbridge Wells. Furthermore, Tunbridge offers significant public transport options including train links to London, Kent and the South Coast. • There is no PRoW within the site. • The impact on this SA Objective is considered to be minor positive given the proximity of the site to the bus stop and the existing pedestrian access, albeit on the opposite side of the road to the site, as well as the short journey times to Tunbridge Wells services and facilities by bus.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 818/1610 Name: Land at Whinlatter, St Mark's Road, Tunbridge Wells
		S	M	L	Overall	Commentary
SO14	HOUSING					• The proposed development of this site for residential has the potential to contribute to the district's identified housing need and is located adjacent a sustainable settlement (Tunbridge Wells). • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The site is within close proximity of health services within Tunbridge Wells. • The Tunbridge Wells Borough Council Open Space Study (2018) confirms that there is currently there is a sufficient supply of recreation grounds and children's play space, however, there are shortfalls in allotments, amenity green space and youth play space. • The site is not proposing any health and wellbeing facilities or improvements to open space provision, however given the proposed scale of development contributions to provision/improvements may be achievable. • The site is located adjacent Tunbridge Wells Rugby and Cricket Club, which offers potential health and wellbeing positives if these facilities are used. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • Given the proposed small scale of development, it is unlikely that the proposed scheme will contribute to health and wellbeing benefits, therefore there is no significant effect in the medium to longer term on this SA Objective
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Given the size of the site, it is considered there will be the potential for significant provision of affordable housing, custom and self-build homes and play space contributions as well, which will contribute to quality-of-life improvements.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 818/1610 Name: Land at Whinlatter, St Mark's Road, Tunbridge Wells
		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 not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • Other policies within the Local Plan will deal specifically with town and village centres and their viability and vitality. • However, the development of this site would place future residents within close proximity of the sustainable settlement of Tunbridge Wells and its associated services and amenities. • Due to the scale of the proposed development, it is considered there would be no significant effect on this SA Objective as it would not impact upon the vitality of Tunbridge Wells.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 818/1610 Name: Land at Whinlatter, St Mark's Road, Tunbridge Wells
		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 Broadwater County Primary School, located approx. 700m to the north west of the site, albeit the site lies at the outer perimeter of its catchment area. • The site is located within the catchment area for Frant Church of England Primary School, which is located 1.8km to the south east of the site. • The nearest secondary schools, as well as a college, are in Tunbridge Wells, approx. 2.6 miles north of the site and accessible by public transport (buses). • Information from East Sussex County Council, as the education provider for state schools, indicates that none of the new development proposed within the fringe areas of Tunbridge Wells planning area in isolation would require the provision of a new educational facility. therefore, it is necessary to undertake feasibility studies to investigate whether local schools could be expanded to cover the places needed. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective

SUMMARY OF RESULTS:	Site No: 818/1610 Name: Land at Whinlatter, St Mark's Road, Tunbridge Wells																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Tunbridge Wells is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. The settlement lies outside the administrative boundaries of Wealden. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor positive effects: SO3 Flood Risk; SO13 Sustainable Travel & Accessibility and SO14 Housing** Given the site is not at risk of fluvial or surface water flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes. The impact on this SA Objective is minor positive given the proximity of the site to the bus stop and the existing pedestrian access, albeit on the opposite side of the road to the site, as well as the short journey times to Tunbridge Wells services and facilities by bus. The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO10 Landscape & Townscape** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.

	The impact is expected to be minor negative as the site would involve the development of land within the High Weald AONB, however, given the enclosed nature of the site and its close relationship with Tunbridge Wells it is considered that this effect could be reduced through suitable mitigation measures. **No significant effect: SO7: Pollution; SO9 Biodiversity; SO11 Historic & Cultural Heritage; SO15 Health & Wellbeing; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. Given the sites proximity and pedestrian access to sustainable transport and the size of the site, no significant effect in the medium to longer term on this SA Objective Given the sites current use as a residential dwelling, its small size and also acknowledging the potential for some degree of mitigation, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective The site will not impact upon any listed Buildings or conservation areas. The site lies within an ANA and investigations will be required; however, any development will still have no significant effect. Given the proposed small scale of development, it is unlikely that the proposed scheme will contribute to health and wellbeing benefits, therefore there is no significant effect in the medium to longer term on this SA Objective Due to the scale of the proposed development, it is considered there would be no significant effect on SA Objective as it would not impact upon the vitality of Tunbridge Wells. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green and Blue Infrastructure; SO12 Digital Infrastructure; SO13 Sustainable Travel & Accessibility; 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 selected for an allocation of 7 (net) dwellings. The site is within a sustainable location for growth, close to existing services and facilities and access via public transport to a high order settlement (Tunbridge Wells). The site is well enclosed within the landscape, although some landscape mitigation would be required as part of any development, to limit the impacts of development upon the High Weald National Landscape that the site sits within. The development of the site would be required to provide a new vehicular access to the site and pedestrian connectivity to Tunbridge Wells via the creation of new pedestrian footpaths.

SHELAA Ref: 937/1750 **SITE:** Court Lodge Farm, B2169, Bells Yew Green

SUSTAINABILITY OBJECTIVE		Effects				Site No: 937/1750 Name: Court Lodge Farm, B2169, Bells Yew Green
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is formed mostly of agricultural fields. There are a small number of residential dwellings located within the northern part of the site and two employment units located within the south western part of the site. • The applicant confirmed that the proposal is for residential development, however, no figure has been provided as to how many dwellings the applicant is seeking to provide on the site. Given the site is 30.3ha, it is considered that the applicant would be seeking to provide major development on site. • The site in countryside to the west of Bells Yew Green and is severed from the main build form of the settlement by the railway line to the east, which results in the site appearing much more rural in nature. • The site is within 50m of the nearest bus stop and Frant Railway Station which is located to the east on Bayham Road. However, the site is severed from this by the existing railway line that forms the sites eastern boundary. a limited bus service to Tunbridge Wells (approx. 20 min journey) Mon – Fri but with only 5 buses per day. Frant Railway Station provides services to London, Hastings and Eastbourne (via Hastings). Tunbridge Wells is only a 4 minute train journey. • There are no existing pedestrian footpaths that connect the site to Bells Yew Green, however, it is possible that these could be created along Bayham Road or Bells Yew Green 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. • Bells Yew green is classified as a sustainable settlement within the Settlement Hierarchy and contains the services and facilities required to support development. The rail service and limited bus service within the settlement offer a frequent and sustainable mode of transport for people to access higher order settlements with more services and facilities.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 937/1750 Name: Court Lodge Farm, B2169, Bells Yew Green
		S	M	L	Overall	Commentary
						• The site complies with the overall Spatial Strategy for the district. It is located adjacent a sustainable settlement, albeit one that lies outside of the administrative boundaries for the District. • Given the significant size of the proposed development, there will be an increase in car use to reach other settlements increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is a small amount of surface water flood risk along the northern boundary, therefore mitigation via SuDS would be required. This is anticipated to be easily resolved given the significant size of the site. Therefore, the site passes the sequential test in terms of flood risk. • The site is formed predominantly of greenfield land and development of the site would introduce large areas of impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 937/1750 Name: Court Lodge Farm, B2169, Bells Yew Green
		S	M	L	Overall	Commentary
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site is affected by surface water flood risk as defined by the Wealden Strategic Flood Risk Assessment along its northern boundary. It is likely that given the size of the proposed development that suitable mitigation for surface water flood risk can be provided. • The site passes the sequential test in terms of flood risk and the proposed use for residential development is appropriate in terms of flood risk. • The site lies wholly within area of groundwater concern and therefore may be at risk of groundwater flooding. Further investigations would be required as part of any development. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. • 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 mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity. Therefore, potential for water pollution is minimal. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 937/1750 Name: Court Lodge Farm, B2169, Bells Yew Green
		S	M	L	Overall	Commentary
						• Given the size of the site, and the proposed quantum of development for the site, it is considered that the impact on this SA Objective is uncertain at this time. It is likely that any negative impacts could be mitigated through good design and compliance with local plan policies in terms of water usage.
SO5	SOIL, LAND & MINERALS					• The site is not classified under the Agricultural Land Classification (ALC). • The site is not safeguarded for minerals or waste operations. • The site is a mixed use site. • Given the employment units located within the south western part of the site, it is considered possible that some contamination may be present that requires remediation. Further investigation would be required. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• Although there are no details for the scale of development, given the sites size and its location it is likely that any development would introduce light pollution to the area. The site is within an area of the district classed by CPREs light pollution mapping as being 'darker.'

SUSTAINABILITY OBJECTIVE		Effects				Site No: 937/1750 Name: Court Lodge Farm, B2169, Bells Yew Green
		S	M	L	Overall	Commentary
						• There are currently no issues with air quality within the district. There are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, however any negative effects are likely to be in the short to medium term as well. • The site is within 50m of the nearest bus stop and Frant Railway Station which is located to the east on Bayham Road. However, the site is severed from this by the existing railway line that forms the sites eastern boundary. a limited bus service to Tunbridge Wells (approx. 20 min journey) Mon – Fri but with only 5 buses per day. Frant Railway Station provides services to London, Hastings and Eastbourne (via Hastings). Tunbridge Wells is only a 4 minute train journey. • There are no existing pedestrian footpaths that connect the site to Bells Yew Green, however, it is possible that these could be created along Bayham Road or Bells Yew Green Road. • The site is likely to be impacted by noise pollution from the employment units located to the south west of the site and the railway line located adjacent the sites eastern boundary. This would require mitigation, although given the significant size of the site, it is considered that this is possible. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Given the size of the site it is likely to result in a significant number of additional cars on the road despite the sites good public transport options and close proximity to Bells Yew Green. Therefore, minor negative effects are expected on this SA objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant local plan policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 937/1750 Name: Court Lodge Farm, B2169, Bells Yew Green
		S	M	L	Overall	Commentary
SO8	GREEN & BLUE INFRASTRUCTURE					• There are extensive trees and hedgerows located along the site boundaries and along the field boundaries within the site. A parcel of woodland is also located within the centre of the site. These connect to the countryside that surrounds the site to the west and south. These features provide excellent wildlife corridors and stepping stones to the wider area. • The site is bounded by ancient woodland to the west (Stubbygrove Wood) which is also classified as priority habitat deciduous woodland. A small number of trees located adjacent the sites southeastern boundary are subject to group Tree Protection Order NO 30,19. A minimum 15m buffer would be required to Stubbygrove Wood and the TPO. • Development would need to seek to retain and enhance the existing hedgerows and trees on the boundaries of the site and those within the site to maintain and enhance the green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact is considered to be uncertain at this time as much will depend on the implementation of a suitable landscape scheme.
SO9	BIODIVERSITY					• The site is not within a Biodiversity Opportunity Area (BOA). • There are extensive trees and hedgerows located along the site boundaries and along the field boundaries within the site. A parcel of woodland is also located within the centre of the site. • The site is very likely to have some degree of biodiversity value and this may be significant in parts. This would need to be investigated as part of development and appropriate mitigation provided. • Development of the site would need to seek to retain and enhance the existing hedgerows, trees and woodland located within the site and along its boundaries as they are likely to have biodiversity value.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 937/1750 Name: Court Lodge Farm, B2169, Bells Yew Green
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of the retention, protection and creation biodiversity, and any development will need to be in compliance with the relevant policies. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • Other policies within the Local Plan will address matters of the retention, protection and creation of habitats and biodiversity, and any development will need to be in compliance with the relevant policies. • No detailed scheme for the site has been put forward as of yet and so the effects on this SA Objective are considered to be uncertain at this time
SO10	LANDSCAPE & TOWNSCAPE					• Whilst the site is located in close proximity to Bells Yew Green, the site is severed from the built form of the settlement by the railway line that is located along the site's eastern boundary. The site therefore shares a closer visual and functional relationship with the High Weald AONB countryside landscape that surrounds Bells Yew Green. • The site lies wholly within the High Weald AONB. • The site is located within the Bells Yew Green assessment unit of the 2023 Landscape Sensitivity Assessment, which has found this area to be of moderate to high landscape sensitivity to residential development. The ancient woodland to the west and the sites prominent position in the landscape within the High Weald AONB and clear severance from the main built form of the settlement increase sensitivity. The site is exposed within the High Weald AONB and has far reaching views across the landscape, occupying an elevated position along a valley side. • The impact is considered to be a major negative as the site is severed from the existing built form of Bells Yew Green and would result in development that is significantly out of character with the surrounding area and would have a detrimental impact upon the character of the High Weald AONB. It is not considered that this impact could be mitigated as part of any development.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a Conservation Area. • A Grade II Listed Building (Frant Railway Station) lies adjacent the sites eastern boundary and would require consideration as part of any development.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 937/1750 Name: Court Lodge Farm, B2169, Bells Yew Green
		S	M	L	Overall	Commentary
						• The site is not located within an Archaeological Notification Area (ANA). • Given the presence of the Listed Buildings, the impact of this SA Objective is currently uncertain as the applicant has not proposed how this impact could be mitigated as part of any proposal. Given the significant size of the site, it is considered that this impact could be mitigated.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is within 50m of the nearest bus stop and Frant Railway Station which is located to the east on Bayham Road. However, the site is severed from this by the existing railway line that forms the sites eastern boundary. a limited bus service to Tunbridge Wells (approx. 20 min journey) Mon – Fri but with only 5 buses per day. Frant Railway Station provides services to London, Hastings and Eastbourne (via Hastings). Tunbridge Wells is only a 4 minute train journey. • There are no existing pedestrian footpaths that connect the site to Bells Yew Green, however, it is possible that these could be created along Bayham Road or Bells Yew Green Road. • Frant footpath 13b runs north to south through the centre of the site. Frant footpath 21 runs along the sites southwestern boundary and then crosses north to south through Stubbygrove Wood that lies to the west of the site. These would require retention and enhancement. • The site has the potential to create an upgraded vehicular access onto Bayham Road to the north, however, a transport assessment would be required to demonstrate this can appropriate sightlines given the bend of Bayham Road in this location and the presence of the railway bridge to the east.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 937/1750 Name: Court Lodge Farm, B2169, Bells Yew Green
		S	M	L	Overall	Commentary
						• The impact is considered uncertain at this stage given that the transport measures, including the provision of pedestrian access to and from the site, are 'unknown'
SO14	HOUSING					• The proposed development of this site for residential has the potential to significantly contribute to the district's identified housing need and is located adjacent a sustainable settlement (Bells Yew Green). • There are no details as to the quantum or mix (affordable, market, Lifetime homes etc.) of housing that could be delivered on the site. • However, it is promoted for residential development, and this will contribute to the district's identified housing within a sustainable settlement and with access to sustainable transport. • Given the size of the site and its potential to provide specialist forms of the housing alongside market housing, the impact on this SA Objective is expected to be a major positive if the site is brought forward and makes a positive contribution to meeting the district's housing needs.
SO15	HEALTH & WELLBEING					• The nearest health services are in Tunbridge Wells, which is accessible via public transport and is located approximately 3km to the north west of the site. • The High Weald Lewes Havens Clinical Commissioning Group (CCG) confirmed that if the population of Frant Parish increases then there will be an additional need for more clinical space. Therefore, it is likely that funding for new or existing surgeries will be required. • The Wealden Open Space Assessment (2022) finds that there is currently no significant deficit in open space provision within Frant Parish in terms of quantity or accessibility however the priority is to enhance lower quality sites (Frant North Green and Frant Green Children's Play Space). • The site is not proposing any health and wellbeing facilities or improvements to open space provision, however given the proposed scale of development contributions to provision/improvements may be achievable. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 937/1750 Name: Court Lodge Farm, B2169, Bells Yew Green
		S	M	L	Overall	Commentary
						• Given that the site is in close proximity of health services and that the scale of development is likely to mean some degree of contributions towards and health and wellbeing improvements could be achieved, the effect is considered to be minor positive
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • 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, in relation to medium and long term impacts, the development of the site for housing only would result in the loss of the employment provision within the southern part of the site. This would therefore result in a minor negative in the long term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • Given that future residents of the site would be in close proximity and with sustainable access to the services and facilities within Bells Yew Green (provided vehicular and pedestrian connectivity into the site can be achieved), this will help support the vitality

SUSTAINABILITY OBJECTIVE		Effects				Site No: 937/1750 Name: Court Lodge Farm, B2169, Bells Yew Green
		S	M	L	Overall	Commentary
						and viability of the services within Bells Yew Green. Therefore, minor positive effects are expected on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is Frant Church of England Primary School, located approximately 1.5km to the west of the site in Frant. However, this is only accessible via the private motor vehicle. • The nearest secondary schools, as well as a college, are in Tunbridge Wells, approx. 3km to the north west of the site and are accessible by bus and rail. • Information from East Sussex County Council, as the education provider for state schools, indicates that none of the new development proposed within the fringe areas of Tunbridge Wells planning area in isolation would require the provision of a new educational facility. therefore, it is necessary to undertake feasibility studies to investigate whether local schools could be expanded to cover the places needed. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective

SUMMARY OF RESULTS:	Site No: 937/1750	Name Court Lodge Farm, B2169, Bells Yew Green																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Tunbridge Wells is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. The settlement lies outside the administrative boundaries of Wealden. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO14 Housing** Given the size of the site and its potential to provide specialist forms of the housing alongside market housing, the impact on this SA Objective is expected to be a major positive if the site is brought forward and makes a positive contribution to meeting the district's housing needs. **Minor Positive effects: SO3 Flood Risk; SO15 Health & Wellbeing and SO19 Town & Village Centres** Given the site is not at risk of fluvial or surface water flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes. Given that the site is in close proximity of health services and that the scale of development is likely to mean some degree of contributions towards and health and wellbeing improvements could be achieved, the effect is considered to be minor positive. Given that future residents of the site would be in close proximity and with sustainable access to the services and facilities within Bells Yew Green (provided vehicular and pedestrian connectivity into the site can be achieved), this will help support the vitality and viability of the services within Bells Yew Green. Therefore, minor positive effects are expected on this SA Objective. **Major negative effects: SO10 Landscape & Townscape** The impact is considered to be a major negative as the site is severed from the existing built form of Bells Yew Green and would result in development that is significantly out of character with the surrounding area and would have a detrimental impact upon the character of the High Weald AONB. It is not considered that this impact could be mitigated as part of any development. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution and SO18 Economy & Employment**

	All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Given the size of the site it is likely to result in a significant number of additional cars on the road despite the sites good public transport options and close proximity to Bells Yew Green. Therefore, minor negative effects are expected on this SA objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant local plan policies. 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, in relation to medium and long term impacts, the development of the site for housing only would result in the loss of the employment provision within the southern part of the site. This would therefore result in a minor negative in the long term on this SA Objective. **No significant effect: SO20 Education & Skills** 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. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO13 Sustainable Travel & Accessibility; 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	This site is rejected for allocation. The site is severed from the existing built form of Bells Yew Green and would result in development that is significantly out of character with the surrounding area and not be visually or functionally related to any settlement. The site is exposed within the High Weald AONB and has far reaching views across the landscape, occupying an elevated position along a valley side. Development on this site would not only be out of keeping with the surrounding area but it would have an unjustified impact on the character and appearance of the wider attractive and high quality landscape that could not be mitigated. There are also concerns that the site would not be able to achieve a suitable or pedestrian access to the site and would adversely impact upon ancient woodland and Grade II Listed Building, although further evidence would be required to assess this fully. Given the above issues, the site is not taken forward for allocation.

SHELAA Ref: 947/1750

SITE: Land at Stubby Grove Business Park and Works, Bells Yew Green Road, Bells Yew Green

SUSTAINABILITY OBJECTIVE		Effects				Site No: 947/1750 Name: Land at Stubby Grove Business Park and Works, Bells Yew Green Road, Bells Yew Green
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of an agricultural field, a commercial container storage business and an animal skin collection centre. • The site is 2.02ha in size and is being promoted for residential development of between 25-35 (net) dwellings and 150-30sqm of Class E use. • The site lies approximately 700m from the nearest bus stop, which is located to the east of the site along Bayham Road within Bells Yew Green. The settlement has a limited bus service to Tunbridge Wells (approx. 20 min journey) Mon – Fri but with only 5 buses per day. • Frant Railway Station lies approximately 650m to the north east of the site and provides services to London, Hastings and Eastbourne (via Hastings). Tunbridge Wells is only a 4 minute train journey. • There are no existing footpaths located along Bayham Road in this location, therefore the only realistic means of accessing these sustainable forms of public transport is via the private motor vehicle. • The site does not comply with the overall Spatial Strategy for the district as it is located in the countryside, some significant distance from any sustainable settlement and is not within walking distance of sustainable forms of transport. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Development of the site is still likely to result in some degree of increase in car use to reach other settlements increasing emissions, although mitigation measures such as EV charging infrastructure could address this. However, this is dependent on the number of trips that are generated from the existing employment use of the site, which is currently unknown.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 947/1750 Name: Land at Stubby Grove Business Park and Works, Bells Yew Green Road, Bells Yew Green
		S	M	L	Overall	Commentary
						• Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new and existing buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment and there is no risk of surface water flooding. • The site is wholly within an area of groundwater concern and may be at risk of groundwater flooding. Further investigations would be required. • However, the site passes the sequential test in terms of flood risk for the proposed uses. • The site is mixed use and contains a number of existing light industrial and commercial units. It is likely that the redevelopment of the site would result in the construction of buildings with a lower carbon footprint and associated benefits to mitigate against the impacts of climate change. • The development of the greenfield part of the site is likely to introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified, however, the redevelopment of the site would involve the construction of buildings with a lower carbon footprint than the existing use, however the effects on this SA Objective is are considered to be uncertain at this time.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 947/1750 Name: Land at Stubby Grove Business Park and Works, Bells Yew Green Road, Bells Yew Green
		S	M	L	Overall	Commentary
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment and there is no risk of surface water flooding. • The site is wholly within an area of groundwater concern and may be at risk of groundwater flooding. Further investigations would be required. • However, the site passes the sequential test in terms of flood risk for the proposed uses. • The site passes the sequential test in terms of flood risk 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 on additional parts of the site. • 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 mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity of the site. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district

SUSTAINABILITY OBJECTIVE		Effects				Site No: 947/1750 Name: Land at Stubby Grove Business Park and Works, Bells Yew Green Road, Bells Yew Green
		S	M	L	Overall	Commentary
SO5	SOIL, LAND & MINERALS					• The site is not classified under the Agricultural Land Classification (ALC). • The site is not safeguarded for minerals or waste operations. • The site is a mixed use site, with brownfield land located in the southern and eastern parts of the site and greenfield within the northwestern part. • Given the existing uses of the site, it is possible that there may be some contamination present within the site that would require remediation. This would require further investigation. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is within an area of the district classed by CPREs light pollution mapping as being 'darker.' • Whilst development could introduce light pollution, the size of the site and potential development means light pollution is likely to be minimal and capable of mitigation. • There are currently no issues with air quality within the district. There are no Air Quality Management Areas (AQMAs) within the district. • 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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 947/1750 Name: Land at Stubby Grove Business Park and Works, Bells Yew Green Road, Bells Yew Green
		S	M	L	Overall	Commentary
						the short to medium term. However, this is dependent on the number of trips that are generated from the existing employment use of the site, which is currently unknown. Furthermore, redevelopment of the site could result in the demolition of existing buildings with more energy efficient buildings. • The site lies approximately 700m from the nearest bus stop, which is located to the east of the site along Bayham Road within Bells Yew Green. The settlement has a limited bus service to Tunbridge Wells (approx. 20 min journey) Mon – Fri but with only 5 buses per day. • Frant Railway Station lies approximately 650m to the north east of the site and this provides services to London, Hastings and Eastbourne (via Hastings). Tunbridge Wells is only a 4 minute train journey. • There are no existing footpaths located along Bayham Road in this location, therefore the only realistic means of accessing these sustainable forms of public transport is via the private motor vehicle. • 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. • Whilst the site may result in redevelopment which results in less pollution, the site is a significant distance from the nearest sustainable settlement and pedestrian access to sustainable forms of transport cannot be achieved. This results in a minor negative impact on this SA Objective.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are hedgerows and trees located on the site boundaries and woodland located adjacent the sites eastern boundary that encroaches into the site. These all contribute towards the green infrastructure network of the site as well as to the wider greenfield network. Given the existing use of the site, the contribution of parts of this site to the wider greenfield network is more limited. • Ancient woodland (Ely Wood) adjoins the sites western boundary and is also classified as priority habitat deciduous woodland. This would require a 15m buffer to ensure its protection. • Development would need to seek to retain and enhance the existing hedgerows and trees on the boundaries of the site to maintain and enhance the green infrastructure network.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 947/1750 Name: Land at Stubby Grove Business Park and Works, Bells Yew Green Road, Bells Yew Green
		S	M	L	Overall	Commentary
						• Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time due to the lack of details of any scheme
SO9	BIODIVERSITY					• The site is not within a Biodiversity Opportunity Area (BOA). • There are no irreplaceable habitats within the site or in close proximity. • Ely Wood adjacent the sites western boundary is ancient woodland that is also classified as a Priority Habitat deciduous woodland and a suitable buffer would be required. • The hedgerows and trees located on the boundaries of the site and within it, contribute to the biodiversity of the site and provide connectivity to the wider area. However, this impacted is more limited due to the existing employment use within parts of the site. • The site is likely to have some degree of biodiversity value and this may be significant in parts. This would need to be investigated as part of development and appropriate mitigation provided. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on site boundaries as they are likely to have biodiversity value. • Other policies within the Local Plan will address matters of the retention, protection and creation of habitats and biodiversity, and any development will need to be in compliance with the relevant policies. • No detailed scheme for the site has been put forward as of yet and so the effects on this SA Objective are considered to be uncertain at this time.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 947/1750 Name: Land at Stubby Grove Business Park and Works, Bells Yew Green Road, Bells Yew Green
		S	M	L	Overall	Commentary
SO10	LANDSCAPE & TOWNSCAPE					• The site is in a countryside location between the settlements of Frant and Bells Yew Green. Woodland forms the sites western boundary and agricultural land lies to the north, east and south. • The site is located wholly within the High Weald AONB. • The 2023 Landscape Sensitivity Assessment states this site lies in area that is highly sensitive to residential development, however, it is only moderately to highly sensitive to commercial/industrial development. The site contains a pastoral field enclosed by shaws, ancient and priority habitat deciduous woodland that forms part of a historic field pattern (assart), with a public right of way along its northern boundary which increases sensitivity. However, the site mainly comprises existing industrial/ commercial development, which affects the rural character, remoteness and tranquillity of the area. • Other policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor negative as the site would involve the development of land within the High Weald AONB, however, it is considered that this effect could be reduced through suitable mitigation measures. This impact is only considered to be minor negative for employment use, it is considered that should residential development be brought forward on the site, then this would result in a major negative.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a Conservation Area and there are no listed buildings either within the site or in proximity of the site. • The site is not located within an Archaeological Notification Area (ANA). • Therefore, it is considered there would be no significant effect on this SA Objective due to the lack of historic and cultural features within the site or within close proximity
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 947/1750 Name: Land at Stubby Grove Business Park and Works, Bells Yew Green Road, Bells Yew Green
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is in a countryside location between the settlements of Frant and Bells Yew Green. • The site lies approximately 700m from the nearest bus stop, which is located to the east of the site along Bayham Road within Bells Yew Green. The settlement has a limited bus service to Tunbridge Wells (approx. 20 min journey) Mon – Fri but with only 5 buses per day. • Frant Railway Station lies approximately 650m to the north east of the site and provides services to London, Hastings and Eastbourne (via Hastings). Tunbridge Wells is only a 4 minute train journey. • There are no existing footpaths located along Bayham Road in this location, therefore the only realistic means of accessing these sustainable forms of public transport is via the private motor vehicle. • A PRoW runs east to west along the sites northern boundary and then crosses towards the south east corner of the site. • The impact on this SA Objective is considered to be of no significant effect as users of the site will not require access to services and facilities on a day to day basis and therefore the lack of access to public transport is not as severe an issue as it would be for residential development. There will also be existing traffic movements associated with the current use of the site.
SO14	HOUSING					• The site is being proposed for employment development and residential development, however, given the sites countryside location, only employment development is considered suitable. Therefore, employment use will have no significant effect on this SA Objective.
SO15	HEALTH & WELLBEING					• The site is being proposed for employment development and residential development, however, given the sites countryside location, only employment development is considered suitable. Therefore, employment use will have no significant effect on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 947/1750 Name: Land at Stubby Grove Business Park and Works, Bells Yew Green Road, Bells Yew Green
		S	M	L	Overall	Commentary
SO16	QUALITY OF LIFE & PLACE					• The site is being proposed for employment development and residential development, however, given the sites countryside location, only employment development is considered suitable. Therefore, employment use will have no significant effect on this SA Objective.
SO17	SOCIAL DEPRIVATION					• The site is being proposed for employment development and residential development, however, given the sites countryside location, only employment development is considered suitable. Therefore, employment use will have no significant effect on this SA Objective.
SO18	ECONOMY & EMPLOYMENT					• The site is being proposed for employment development and residential development, however, given the sites countryside location, only employment development is considered suitable. • Whilst there are no details as to the type of employment provision or scale, given the size of the site minor positive effects are likely on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is detached from Bells Yew Green and Frant and is therefore isolated from local services, facilities and public transport. • However, the site is being proposed for employment development and so will have no significant effect on this SA Objective.
SO20	EDUCATION & SKILLS					• The site is being proposed for employment development and residential development, however, given the sites countryside location, only employment development is considered suitable. • Whilst there are no details as to the type of employment provision or scale, this site could provide opportunities for apprenticeships / vocational training with employers but there are no details as yet. • There may be the potential to improve skills and training through local job creation/apprenticeships during construction.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 947/1750	Name: Land at Stubby Grove Business Park and Works, Bells Yew Green Road, Bells Yew Green
		S	M	L	Overall	Commentary	
						• The impact is likely to be minor positive in the short term in regard to skills and training in construction. Furthermore, it is likely that education and skills opportunities will be provided by future employers on the site.	

SUMMARY OF RESULTS:	Site No: 947/1750	Name Land at Stubby Grove Business Park and Works, Bells Yew Green Road, Bells Yew Green																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. The site lies in an isolated position with the countryside between Bells Yew Green and Frant, where a number of sites have also been put forward for assessment. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor positive effects: SO3 Flood Risk; SO18 Economy & Employment and SO20 Education & Skills** Given the site is not at risk of fluvial or surface water flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes. The site is proposed for an element of employment provision therefore having a positive effect, with the potential to provide apprenticeships for example. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7: Pollution; and SO10 Landscape & Townscape** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Whilst the site may result in redevelopment which results in less pollution, the site is a significant distance from the nearest sustainable settlement and pedestrian access to sustainable forms of transport cannot be achieved. This results in a minor negative impact on this SA Objective. The impact is expected to be minor negative as the site would involve the development of land within the High Weald AONB, however, it is considered that this effect could be reduced through suitable mitigation measures. This impact is only considered to be minor negative for employment use, it is considered that should residential development be brought forward on the site, then this would result in a major negative. **No significant effect: SO11 Historic & Cultural Heritage; SO13 Sustainable Travel & Accessibility; SO14 Housing; SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO17 Social Deprivation** and **SO19 Town & Village Centre**

	The site will not impact upon any listed Buildings or conservation areas. The site lies within an ANA and investigations will be required; however, any development will still have no significant effect. Given the proposed small scale of development, it is unlikely that the proposed scheme will contribute to health and wellbeing benefits, therefore there is no significant effect in the medium to longer term on this SA Objective The impact on this SA Objective is considered to be of no significant effect as users of the site will not require access to services and facilities on a day to day basis and therefore the lack of access to public transport is not as severe an issue as it would be for residential development. There will also be existing traffic movements associated with the current use of the site. The site is being proposed for employment development and residential development, however, given the sites countryside location, only employment development is considered suitable. Therefore, employment use will have no significant effect a number of SA Objectives. **Uncertain: S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green and Blue Infrastructure; SO9 Biodiversity and SO12 Digital Infrastructure** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site was proposed for both housing and employment use. The site was refused allocation for housing as this site is in an isolated location in the countryside between Frant and Bells Yew Green. The site would be unable to achieve suitable pedestrian access to either settlement and development would result in an overreliance on the private motor vehicle to access key services and amenities. Residential development in this location would have a significant impact on the landscape that could not be mitigated. However, given the existing commercial uses on site, new development for commercial purposes within the existing boundary to the industrial estate is likely to be suitable, although any development would need to take full account of and mitigate its impact on the wider landscape, given the location of the site within the High Weald AONB. Whilst suitable, this site is not allocated for employment within the Local Plan as it is below the size threshold for allocation.

SHELAA Ref: 979/1610 **SITE:** Pinewood Farm, Frant Road, Tunbridge Wells

SUSTAINABILITY OBJECTIVE		Effects				Site No: 979/1610 Name: Pinewood Farm, Frant Road, Tunbridge Wells
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is formed mostly of agricultural fields. There are a small number of residential dwellings and farm buildings located within the central part of the site. There is also a • The site is 25.7ha in size and is being promoted for 690 (net) dwellings. The proposal also indicates that older person's housing and self-build and custom house build can be provided as part of the site. The proposal also indicates that community facilities, green infrastructure and leisure facilities associated with the fishing lake within the south western part of the site could also be provided. • The site lies on the southern edge of Tunbridge Wells. The site is severed from the main build form of the settlement by fields to the north that has also been identified for possible development. The site is bounded by Hargate Forest to the west and open countryside to the west, whilst Frant Road forms the eastern boundary. • The site is within 200m of the nearest bus stop, which is located to north of the site on Frant Road and has a very high frequent of service to Tunbridge Wells. Tunbridge Wells Railway Station lies approximately 1.8km to the north of the site and provides significant train links to London, Kent and the South Coast. • There are existing pedestrian footpaths on the west side of Frant Road, which provide access to these forms of sustainable transport. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Tunbridge Wells lies outside of the administrative boundaries for Wealden; however, it is a large sustainable settlement that provides a retail and employment function as well as providing key community services. The settlement provides very frequent public transport options, including access to London. The settlement also provides nursery, primary and secondary school provision. • The site complies with the overall Spatial Strategy for the district. It is located adjacent a sustainable settlement, albeit one that lies outside of the administrative boundaries for the District.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 979/1610 Name: Pinewood Farm, Frant Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• Given the significant size of the proposed development, there will be an increase in car use to reach other settlements increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site is currently mostly greenfield land and development of the site would introduce large areas of impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site is affected by surface water flood risk as defined by the Wealden Strategic Flood Risk Assessment. These areas are focused within the southwestern parts of the site surrounding the existing lake and ponds within the site. It is likely that given the size of

SUSTAINABILITY OBJECTIVE		Effects				Site No: 979/1610 Name: Pinewood Farm, Frant Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						the proposed development that suitable mitigation for surface water flood risk can be provided. • The site passes the sequential test in terms of flood risk and the proposed use for residential development is appropriate in terms of flood risk. • The southwestern part of the site lies within area of groundwater concern and therefore may be at risk of groundwater flooding. Further investigations would be required as part of any development. • 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 mitigation for the management of surface water runoff and groundwater flooding, the impact on this SA Objective is likely to be minor positive over all timeframes
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 lies within Zone 3 (Total catchment) of a protected groundwater source. Further investigation and mitigation may be required to ensure development does not impact upon the groundwater source. There are no watercourses within the site or in close proximity of the site. • There are no watercourses within the site or in close proximity. Therefore, potential for water pollution is minimal. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 979/1610 Name: Pinewood Farm, Frant Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• Given the size of the site, and the proposed quantum of development for the site, it is considered that the impact on this SA Objective is uncertain at this time. It is likely that any negative impacts could be mitigated through good design and compliance with local plan policies in terms of water usage.
SO5	SOIL, LAND & MINERALS					• The site is not classified under the Agricultural Land Classification (ALC). • The site is not safeguarded for minerals or waste operations. • The site is a mixed use site. • There are no known issues with contamination of land and given its current use contamination is unlikely. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is located within an area of the district deemed to be 'brighter' by CPREs light pollution mapping. Given the quantum of development that is proposed, significant levels of light pollution are likely to be introduced. • There are currently no issues with air quality within the district. There are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution

SUSTAINABILITY OBJECTIVE		Effects				Site No: 979/1610 Name: Pinewood Farm, Frant Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, however any negative effects are likely to be in the short to medium term as well. • The site is within 200m of the nearest bus stop, which is located to north of the site on Frant Road and has a very high frequent of service to Tunbridge Wells. Tunbridge Wells Railway Station lies approximately 1.8km to the north of the site and provides significant train links to London, Kent and the South Coast. • There are existing pedestrian footpaths on the west side of Frant Road, which provide access to these forms of sustainable transport. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Given the size of the site it is likely to result in a significant number of additional cars on the road despite the sites good public transport options and close proximity to Tunbridge Wells. Therefore, minor negative effects are expected on this SA objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant local plan policies.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are extensive trees and hedgerows located along the site boundaries and along the field boundaries within the site. These connect to the countryside that surrounds the site to the south. These features provide good wildlife corridors and stepping stones to the wider area. • The trees and hedgerows contribute towards the green infrastructure network of the site as well as to the wider greenfield network. • The site is bounded by deciduous woodland to the west, some of which extends into the north west and south western parts of the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 979/1610 Name: Pinewood Farm, Frant Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• A large lake lies within the south western part of the site and provides opportunities to enhance the blue infrastructure for the site. • Development would need to seek to retain and enhance the existing hedgerows and trees on the boundaries of the site and those within the site to maintain and enhance the green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • 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 submitted proposal forms for the site indicate that green and blue infrastructure will be enhanced as part of the scheme Therefore, a minor negative effect is likely in the short to medium term as the site is developed, however over the longer term minor positive effects are expected as the green measures become established.
SO9	BIODIVERSITY					• The site is likely to have biodiversity value as it partially located within the Eridge and Broadwater Biodiversity Opportunity Area (BOA). • Priority habitat deciduous woodland extends into the southwestern and north western parts of the site. • The trees and hedgerows located along site boundaries and within the site contribute to the biodiversity of the site and provide connectivity to the wider area. The large lake within the south western part of the site will also contribute to the biodiversity of the site. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries as they are likely to have biodiversity value. • Other policies within the Local Plan will address matters of the retention, protection and creation biodiversity, and any development will need to be in compliance with the relevant policies. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 979/1610 Name: Pinewood Farm, Frant Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• Development of the site would need to seek to retain and enhance the existing hedgerows, trees and woodland within the step and on the boundaries, as they are likely to have biodiversity value. • Other policies within the Local Plan will address matters of the retention, protection and creation of habitats and biodiversity, and any development will need to be in compliance with the relevant policies. • No detailed scheme for the site has been put forward as of yet and so the effects on this SA Objective are considered to be uncertain at this time
SO10	LANDSCAPE & TOWNSCAPE					• The site is located adjacent the built form of Tunbridge Wellls to the north; however, it also shares a visual relationship with the High Weald AONB landscape to the south. • The site lies wholly within the High Weald AONB. • The site is stated as having moderate to high sensitivity to residential development within the 2023 Landscape Sensitivity Assessment as the sites are part of the rolling ridges of the High Weald AONB and contain pastoral fields enclosed by ancient and priority habitat woodland. However, the site is well screened by mature tree lines to the north of the site and the development would be relatively well contained in this area, particularly in conjunction with SHELAA site 1077/1610. The southern part of the site, particularly to the south of the existing farm complex is more prominent within the landscape. • Given the scale of development proposed, it is likely that development would have a significant impact on the wider landscape and be highly visible. However, it is considered that development within the northern parts of the site would have a lesser impact upon the landscape, subject to suitable mitigation measures proposed as part of any scheme, including the retention of boundary vegetation. • The impact is expected to be minor negative as the site would involve the development of land within the High Weald AONB, however, given the enclosed nature of the site and its close relationship with Tunbridge Wells it is considered that this effect could be reduced through suitable mitigation measures. This is subject to the development of the northern parts of the site only (above the existing residential dwelling) as this of lesser sensitivity than the southern most parts of the site. It is not considered that development

SUSTAINABILITY OBJECTIVE		Effects				Site No: 979/1610 Name: Pinewood Farm, Frant Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						should come forward within the southern parts of the site as this would result in a major negative effect.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a Conservation Area. • Two Grade II Listed Buildings (1 and 2 Yew Cottage and Frant Bottom Lodge) lie adjacent the sites eastern and south eastern boundaries and would require consideration as part of any development. • The site is not located within an Archaeological Notification Area (ANA). • Given the presence of the Listed Buildings, the impact of this SA Objective is currently uncertain as the applicant has not proposed how this impact could be mitigated as part of any proposal.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is within 200m of the nearest bus stop, which is located to north of the site on Frant Road and has a very high frequent of service to Tunbridge Wells. Tunbridge Wells Railway Station lies approximately 1.8km to the north of the site and provides significant train links to London, Kent and the South Coast. • There are existing pedestrian footpaths on the west side of Frant Road, which provide access to these forms of sustainable transport. • Bus services to Tunbridge Wells and its amenities run very frequently, with a journey time of approx. 7-minutes. • The site is within walking distance of the significant services and facilities available within Tunbridge Wells. Furthermore, Tunbridge Wells offers significant public transport options including train links to London, Kent and the South Coast. • There is no PRoW within the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 979/1610 Name: Pinewood Farm, Frant Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• Given that the site has good access to a bus stop, with a short journey time to Tunbridge Wells, a higher order sustainable settlement, it is considered that there will be minor positive effects on this SA Objective. The proposed development may also contribute to improvements to public transport.
SO14	HOUSING					• The proposed development of this site for residential has the potential to significantly contribute to the district's identified housing need and is located adjacent a sustainable settlement (Tunbridge Wells). • The promoter for the site has indicated that the development of the site could potentially include market housing, self-build and custom housebuilding plots and older persons housing. • Given the size of the site and its potential to provide specialist forms of the housing alongside market housing, the impact on this SA Objective is expected to be a major positive if the site is brought forward and makes a significant positive contribution to meeting the district's housing needs.
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as part of any development as it will accommodate more than 10 (net dwellings). • The site is within close proximity of health services within Tunbridge Wells. • The Tunbridge Wells Borough Council Open Space Study (2018) confirms that there is currently there is a sufficient supply of recreation grounds and children's play space, however, there are shortfalls in allotments, amenity green space and youth play space. • The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. • The promoter for the site has indicated that leisure and community facilities could be provided on the site, however, there is a lack of specific details submitted. • Given the proposed scale of development contributions to provision/improvements for health and wellbeing facilities are likely to be achievable. • The site is located adjacent Tunbridge Wells Rugby and Cricket Club, which offers potential health and wellbeing positives if these facilities are used.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 979/1610 Name: Pinewood Farm, Frant Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • Given that the site is in close proximity of health services and that the scale of development is likely to mean some degree of contributions towards and health and wellbeing improvements could be achieved, the effect is considered to be minor positive.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • The promoter for the site has already indicated that older person's housing and self-build and custom housebuild plots could be provided on site. Furthermore, given the size of the site it is likely that affordable housing could also be provided, all of which contributes to quality-of-life improvements. • The promoter has also indicated that new leisure and community facilities could be provided on site, however, there is a lack of details submitted at this current time. • 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. • Whilst the promoter has indicated that specialist forms of housing and leisure and community facilities could be provided, there are currently no specific details in terms of the scale, layout or design of the site. Therefore, 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				Site No: 979/1610 Name: Pinewood Farm, Frant Road, Tunbridge Wells
		S	M	L	Overall	Commentary
SO18	ECONOMY & EMPLOYMENT					• The site is proposing for mixed use development, including housing, leisure and community facilities, although no specifics as to the level of employment that will be provided as part of the leisure and community facilities has so far been provided. • The proposed development 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 there has been no further information provided regarding the leisure and community facilities to be provided on site, the impact on this SA Objective in the medium to long term is considered uncertain at this stage.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • Other policies within the Local Plan will deal specifically with town and village centres and their viability and vitality. • However, the development of this site would place future residents within close proximity of the sustainable settlement of Tunbridge Wells and its associated services and amenities. • Due to the scale of the proposed development, it is considered there would be no significant effect on this SA Objective as it would not impact upon the vitality of Tunbridge Wells.
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 Broadwater County Primary School, located approx. 850m to the north west of the site, albeit the site lies at the outer perimeter of its catchment area. • The site is located within the catchment area for Frant Church of England Primary School, which is located 1.8km to the south east of the site. • The nearest secondary schools, as well as a college, are in Tunbridge Wells, approx. 2.6km north of the site and accessible by public transport (buses). • Information from East Sussex County Council, as the education provider for state schools, indicates that none of the new development proposed within the fringe areas of

SUSTAINABILITY OBJECTIVE		Effects				Site No: 979/1610 Name: Pinewood Farm, Frant Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						Tunbridge Wells planning area in isolation would require the provision of a new educational facility. therefore, it is necessary to undertake feasibility studies to investigate whether local schools could be expanded to cover the places needed. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	Site No: 979/1610 Name: Pinewood Farm, Frant Road, Tunbridge Wells																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Tunbridge Wells is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. The settlement lies outside the administrative boundaries of Wealden. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO14 Housing** The impact on this SA Objective is expected to be a major positive if the site is brought forward and makes a significant positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward. **Minor positive effects: SO3 Flood Risk; SO8 Green & Blue Infrastructure; SO13 Sustainable Travel & Accessibility and SO15 Health &Wellbeing** Given the site is not at risk of fluvial or surface water flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff and groundwater flooding, the impact on this SA Objective is likely to be minor positive over all timeframes. The submitted proposal forms for the site indicate that green and blue infrastructure will be enhanced as part of the scheme Therefore, a minor negative effect is likely in the short to medium term as the site is developed, however over the longer term minor positive effects are expected as the green measures become established. Given that the site has good access to a bus stop, with a short journey time to Tunbridge Wells, a higher order sustainable settlement, it is considered that there will be minor positive effects on this SA Objective. The proposed development may also contribute to improvements to public transport. Given that the site is in close proximity of health services and that the scale of development is likely to mean some degree of contributions towards and health and wellbeing improvements could be achieved, the effect is considered to be minor positive. **Major negative effects: None**

	Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO10 Landscape & Townscape gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Given the size of the site it is likely to result in a significant number of additional cars on the road despite the sites good public transport options and close proximity to Tunbridge Wells. Therefore, minor negative effects are expected on this SA objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant local plan policies. The impact is expected to be minor negative as the site would involve the development of land within the High Weald AONB, however, given the enclosed nature of the site and its close relationship with Tunbridge Wells it is considered that this effect could be reduced through suitable mitigation measures. This is subject to the development of the northern parts of the site only (above the existing residential dwelling) as this of lesser sensitivity than the southern most parts of the site. It is not considered that development should come forward within the southern parts of the site as this would result in a major negative effect. **No significant effect: SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** Due to the scale of the proposed development, it is considered there would be no significant effect on SA Objective as it would not impact upon the vitality of Tunbridge Wells. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO9 Biodiversity; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO13 Sustainable Travel & Accessibility; SO15 Health &Wellbeing; SO16 Quality of Life & Place; SO17 Social Deprivation and SO18 Economy & Employment;** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is within a sustainable location for growth, close to existing services and facilities and benefits from public transport access to Tunbridge Wells. The proposal for the site is for 690 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 170 (net) dwellings in the northern part of the site and has been proposed for allocation on this basis. The site is located within the High Weald National Landscape and the southern part of the site, particularly to the south of the existing farm complex, is more prominent within the landscape and is not as well screened (it also contains two ponds) and is not

	considered suitable for development. The northern part of the site is well screened by mature tree lines to the north and development would be relatively well contained in this area. The mature hedgerows and tree lines would require strengthening as part of any development. Any development would require the creation of a new vehicular access to the A267 and improved to existing pedestrian footpaths. Development would be required to provide significant biodiversity enhancements and provide mitigation to the priority habitat deciduous woodland located to the west of the site, which slightly encroaches into the site's boundaries. Development would also be required to take into consideration neighbouring residential amenity and a Grade II Listed Building (1 and 2 Yew Cottage), located adjacent the sites eastern boundary.

SHELAA Ref: 1077/1610 **SITE:** Land Lying to the West Side of Frant Road, Tunbridge Wells

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1077/1610 Name: Land lying to the west side of Frant Road, Tunbridge Wells
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of an agricultural field. • The site is 3.73ha in size and is being promoted for 90 (net) dwellings. • The site lies on the southern edge of Tunbridge Wells. The fields to the west and south of the site have also been identified for possible development. Residential development lies to the west and north of the site fronting onto St Mark's Road and Frant Road lies to the east. • The site is within 150m of the nearest bus stop, which is located to north of the site on Frant Road and has a very high frequent of service to Tunbridge Wells. Tunbridge Wells Railway Station lies approximately 1.8km to the north of the site and provides significant train links to London, Kent and the South Coast. • There are existing pedestrian footpaths on the west side of Frant Road, which provide access to these forms of sustainable transport. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Tunbridge Wells lies outside of the administrative boundaries for Wealden; however, it is a large sustainable settlement that provides a retail and employment function as well as providing key community services. The settlement provides very frequent public transport options, including access to London. The settlement also provides nursery, primary and secondary school provision. • The site complies with the overall Spatial Strategy for the district. It is located adjacent a sustainable settlement, albeit one that lies outside of the administrative boundaries for the District. • Development of the site is still likely to result in some degree of increase in car use to reach other settlements increasing emissions, although mitigation measures such as EV charging infrastructure could address this.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1077/1610 Name: Land lying to the west side of Frant Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. The site is not at risk of surface water flooding. • The site is greenfield, and development will introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment and there is no risk of surface water flooding. • The site passes the sequential test in terms of flood risk 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 .

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1077/1610 Name: Land lying to the west side of Frant Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial or surface water flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity. Therefore, potential for water pollution is minimal. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Given the size of the site, and the proposed quantum of development for the site, it is considered that the impact on this SA Objective is uncertain at this time. It is likely that any negative impacts could be mitigated through good design and compliance with local plan policies in terms of water usage.
SO5	SOIL, LAND & MINERALS					• The site is not classified under the Agricultural Land Classification (ALC). • The site is not safeguarded for minerals or waste operations. • The site is a mixed use site. • There are no known issues with contamination of land and given its current use contamination is unlikely. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1077/1610 Name: Land lying to the west side of Frant Road, Tunbridge Wells
		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 site is located within an area of the district deemed to be 'brighter' by CPREs light pollution mapping. The introduction of development of this scale is unlikely to have a significant effect on light pollution and it is considered that mitigation will be possible through Local Plan policies. • There are currently no issues with air quality within the district. There are no Air Quality Management Areas (AQMAs) within the district. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, however any negative effects are likely to be in the short to medium term as well. • The site is within 150m of the nearest bus stop, which is located to north of the site on Frant Road and has a very high frequent of service to Tunbridge Wells. Tunbridge Wells Railway Station lies approximately 1.8km to the north of the site and provides significant train links to London, Kent and the South Coast. • There are existing pedestrian footpaths on the west side of Frant Road, which provide access to these forms of sustainable transport.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1077/1610 Name: Land lying to the west side of Frant Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative in the short to medium term due to potential air pollution and construction work and traffic but no significant effect in the longer term and overall, as the site is within close proximity to public transport options and Tunbridge Wells, helping to reduce air pollution from travel.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are trees and hedgerows located along the site boundaries but vegetation within the site is limited. These connect to the countryside that surrounds the site to the south. These features provide good wildlife corridors and stepping stones to the wider area. • The trees and hedgerows contribute towards the green infrastructure network of the site as well as to the wider greenfield network. • Development would need to seek to retain and enhance the existing hedgerows and trees on the boundaries of the site to maintain and enhance the green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time due to the lack of details of any scheme
SO9	BIODIVERSITY					• The site is likely to have biodiversity value as it is located in close proximity to the Eridge and Broadwater Biodiversity Opportunity Area (BOA). • There are no irreplaceable habitats within the site, however, priority habitat deciduous woodland lies a short distance to the south west. • The trees and hedgerows on the site boundaries contribute to the biodiversity of the site and provide connectivity to the wider area. .Development of the site would need to seek

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1077/1610 Name: Land lying to the west side of Frant Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						to retain and enhance the existing hedgerows and trees on the boundaries as they are likely to have biodiversity value. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • Other policies within the Local Plan will address matters of the retention, protection and creation biodiversity, and any development will need to be in compliance with the relevant policies. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • No detailed scheme for the site has been put forward as of yet and so the effects on this SA Objective are considered to be uncertain at this time, however, it is considered that some impacts on local biodiversity may require mitigation.
SO10	LANDSCAPE & TOWNSCAPE					• The site is located adjacent the built form of Tunbridge Wellls to the north; however, it also shares a visual relationship with the High Weald National Landscape to the south. • The site is stated as having moderate to high sensitivity to residential development within the 2023 Landscape Sensitivity Assessment as the site is part of the rolling ridges of the High Weald National Landscape and contain pastoral fields enclosed by wooded boundaries. However, mature vegetation limits views into the site and this should be retained, protected and enhanced to limit the impacts of development on the wider landscape. • The impact is expected to be minor negative as the site would involve the development of land within the High Weald National Landscape, however, given the enclosed nature of the site and its close relationship with Tunbridge Wells it is considered that this effect 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 either within the site or in proximity of the site. • The site is not located within an Archaeological Notification Area (ANA). • Therefore, it is considered there would be no significant effect on this SA Objective due to the lack of historic and cultural features within the site or within close proximity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1077/1610 Name: Land lying to the west side of Frant Road, Tunbridge Wells
		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					• The site is within 150m of the nearest bus stop, which is located to north of the site on Frant Road and has a very high frequent of service to Tunbridge Wells. Tunbridge Wells Railway Station lies approximately 1.8km to the north of the site and provides significant train links to London, Kent and the South Coast. • There are existing pedestrian footpaths on the west side of Frant Road, which provide access to these forms of sustainable transport. • Bus services to Tunbridge Wells and its amenities run very frequently, with a journey time of approx. 7-minutes. • The site is within walking distance of the significant services and facilities available within Tunbridge Wells. Furthermore, Tunbridge Wells offers significant public transport options including train links to London, Kent and the South Coast. • There is no PRoW within the site. • The impact on this SA Objective is considered to be minor positive given the proximity of the site to the bus stop and the existing pedestrian access, albeit on the opposite side of the road to the site, as well as the short journey times to Tunbridge Wells services and facilities by bus.
SO14	HOUSING					• The proposed development of this site for residential has the potential to contribute to the district's identified housing need and is located adjacent a sustainable settlement (Tunbridge Wells). • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1077/1610 Name: Land lying to the west side of Frant Road, Tunbridge Wells
		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 site is within close proximity of health services within Tunbridge Wells. • The Tunbridge Wells Borough Council Open Space Study (2018) confirms that there is currently there is a sufficient supply of recreation grounds and children's play space, however, there are shortfalls in allotments, amenity green space and youth play space. • The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. • The site is not proposing any health and wellbeing facilities or improvements to open space provision, however given the proposed scale of development contributions to provision/improvements may be achievable. • The site is located adjacent Tunbridge Wells Rugby and Cricket Club, which offers potential health and wellbeing positives if these facilities are used. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • Given the proposed scale of development, contributions towards health and wellbeing provision may be achievable but the lack of scheme details means the effect is uncertain at this time.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Given the size of the site, it is considered there will be the potential for significant provision of affordable housing, custom and self-build homes and play space contributions as well, which will contribute to quality-of-life improvements. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1077/1610 Name: Land lying to the west side of Frant Road, Tunbridge Wells
		S	M	L	Overall	Commentary
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • Other policies within the Local Plan will deal specifically with town and village centres and their viability and vitality. • Due to the scale of the proposed development, it is considered there would be no significant effect on this SA Objective as it would not impact upon the vitality of Tunbridge Wells.
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 Broadwater County Primary School, located approx. 750m to the north west of the site, albeit the site lies at the outer perimeter of its catchment area. • The site is located within the catchment area for Frant Church of England Primary School, which is located 1.8km to the south east of the site. • The nearest secondary schools, as well as a college, are in Tunbridge Wells, approx. 2.6 miles north of the site and accessible by public transport (buses). • Information from East Sussex County Council, as the education provider for state schools, indicates that none of the new development proposed within the fringe areas of

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1077/1610	Name: Land lying to the west side of Frant Road, Tunbridge Wells
		S	M	L	Overall	Commentary	
						• Tunbridge Wells planning area in isolation would require the provision of a new educational facility. therefore, it is necessary to undertake feasibility studies to investigate whether local schools could be expanded to cover the places needed. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective	

SUMMARY OF RESULTS:	Site No: 1077/1610 Name: Land lying to the west side of Frant Road, Tunbridge Wells																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Tunbridge Wells is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. The settlement lies outside the administrative boundaries of Wealden. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor positive effects: SO3 Flood Risk; SO13 Sustainable Travel & Accessibility and SO14 Housing** Given the site is not at risk of fluvial or surface water flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes. The impact on this SA Objective is considered to be minor positive given the proximity of the site to the bus stop and the existing pedestrian access, albeit on the opposite side of the road to the site, as well as the short journey times to Tunbridge Wells services and facilities by bus. The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO10 Landscape & Townscape** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.

	The impact is expected to be minor negative as the site would involve the development of land within the High Weald AONB, however, given the enclosed nature of the site and its close relationship with Tunbridge Wells it is considered that this effect could be reduced through suitable mitigation measures. **No significant effect: SO7 Pollution; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The impacts on this SA Objective are likely to be minor negative in the short to medium term due to potential air pollution and construction work and traffic but no significant effect in the longer term and overall, as the site is within close proximity to public transport options and Tunbridge Wells, helping to reduce air pollution from travel. Therefore, it is considered there would be no significant effect on this SA Objective due to the lack of historic and cultural features within the site or within close proximity. Due to the scale of the proposed development, it is considered there would be no significant effect on SA Objective as it would not impact upon the vitality of Tunbridge Wells. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green and Blue Infrastructure; SO9 Biodiversity; 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 proposal for the site is for 90 (net) dwellings. Taking into account the evidence base and SA it is considered that this quantum of development is appropriate, and the site has been proposed for allocation on this basis. The site is within a sustainable location for growth, close to existing services and facilities and benefits from public transport access to Tunbridge Wells Town Centre. The site is located within the High Weald National Landscape; however, the site is well enclosed within the landscape by existing landscape buffering and relates visually and functionally to Tunbridge Wells. The development would require landscape buffering to further enclose the site within the landscape. The development would require the creation of a new vehicular access to the A267 and improved to existing pedestrian footpaths. The development would be required to provide significant biodiversity enhancements, taking into consideration the sites close proximity to priority habitat deciduous woodland, located to the west of the site and which slightly encroaches into the site's boundaries, and a BOA. Development would also be required to take into consideration neighbouring residential amenity.

SHELAA Ref: 1108/1610

SITE: Land at Town Court Farm and Quarry Farm, Bayham Road, Tunbridge Wells

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1108/1610 Name: Land at Town Court Farm and Quarry Farm, Bayham Road, Tunbridge Wells
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a small number of fields in agricultural use, a small number of residential dwellings, collection of light industrial units and woodland. • The site is 12.23ha in size and is being promoted for residential development of between 130-160 (net) dwellings. The applicant has also indicated that self-build and custom house building plots will be delivered on site and it may be possible to deliver some light industrial units (up to 1,500sqm). The applicant has also indicated that amenity space will be provided, including landscaping, the retention of woodland and the provision of play areas. • The site lies on the southern edge of Tunbridge Wells. The fields to the west and east of the site have also been identified for possible development. Tunbridge Wells Rugby Club lies to the north west of the site. Residential development lies to the north on Bayham Road. Open countryside and farm buildings lies to the south and east of the site. • The western part of the site lies in close proximity to bus stops located to the northwest of the site on Frant Road (approximately 150m). There are currently no footpaths on the east side of Frant Road, however, existing footpaths are located on the west side of Frant Road that can provide pedestrian connectivity to the site if an appropriate crossing point is provided. • The eastern part of the site lies in close proximity to bus stops located to the west of the site on Bayham Road (approximately 450m). The public transport services cannot currently be accessed by pedestrian footpaths, however, existing footpaths on Bayham Road could be extended to the site. • Tunbridge Wells Railway Station is located approximately 1.7km to the north of the site and can be accessed by pedestrians should the above improvements on Frant Road and Bayham Road be provided. • Tunbridge Wells lies outside of the administrative boundaries for Wealden; however, it is a large sustainable settlement that provides a retail and employment function as well as providing key community services. The settlement provides very frequent public transport

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1108/1610 Name: Land at Town Court Farm and Quarry Farm, Bayham Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						options, including access to London. The settlement also provides nursery, primary and secondary school provision. • The site complies with the overall Spatial Strategy for the district. It is located adjacent a sustainable settlement, albeit one that lies outside of the administrative boundaries for the District. • 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. • Given the significant size of the proposed development, there will be an increase in car use to reach other settlements increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is a very small amount of surface water flood risk within the north western corner of the site, however, given the size of the proposed development that suitable mitigation for surface water flood risk could be implemented. • The site is mostly greenfield, and development will introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1108/1610 Name: Land at Town Court Farm and Quarry Farm, Bayham Road, Tunbridge Wells
		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. • There is a very small risk or surface water flooding within the north western corner of the site, however, it is considered that this can be mitigated. • The site passes the sequential test in terms of flood risk 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 largely not at risk of fluvial or surface water flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • The site lies within Zone 3 (Total catchment) of a protected groundwater source. Further investigation and mitigation may be required to ensure development does not impact upon the groundwater source. • There are no watercourses within the site or in close proximity of the site. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1108/1610 Name: Land at Town Court Farm and Quarry Farm, Bayham Road, Tunbridge Wells
		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. • Given the size of the site, and the proposed quantum of development for the site, it is considered that the impact on this SA Objective is uncertain at this time. It is likely that any negative impacts could be mitigated through good design and compliance with local plan policies in terms of water usage.
SO5	SOIL, LAND & MINERALS					• The site is not classified under the Agricultural Land Classification (ALC). • The site is not safeguarded for minerals or waste operations. • The site is mostly greenfield; however, brownfield land is located within the eastern parts of the site (light industrial units and residential dwellings). • Given the existing uses of the site, it is possible that there may be some contamination present within the site that would require remediation. This would require further investigation. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is located within an area of the district deemed to be 'brighter' by CPREs light pollution mapping. The introduction of development of this scale is unlikely to have a

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1108/1610 Name: Land at Town Court Farm and Quarry Farm, Bayham Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						significant effect on light pollution and it is considered that mitigation will be possible through Local Plan policies. • There are currently no issues with air quality within the district. There are no Air Quality Management Areas (AQMAs) within the district. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, however any negative effects are likely to be in the short to medium term as well. • The western part of the site lies in close proximity to bus stops located to the northwest of the site on Frant Road (approximately 150m). There are currently no footpaths on the east side of Frant Road, however, existing footpaths are located on the west side of Frant Road that can provide pedestrian connectivity to the site if an appropriate crossing point is provided. • The eastern part of the site lies in close proximity to bus stops located to the west of the site on Bayham Road (approximately 450m). The public transport services cannot currently be accessed by pedestrian footpaths, however, existing footpaths on Bayham Road could be extended to the site. • Tunbridge Wells Railway Station is located approximately 1.7km to the north of the site and can be accessed by pedestrians should the above improvements on Frant Road and Bayham Road be provided. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Given the size of the site it is likely to result in a significant number of additional cars on the road despite the sites good public transport options and close proximity to Tunbridge Wells. Therefore, minor negative effects are expected on this SA objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant local plan policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1108/1610 Name: Land at Town Court Farm and Quarry Farm, Bayham Road, Tunbridge Wells
		S	M	L	Overall	Commentary
SO8	GREEN & BLUE INFRASTRUCTURE					• There are extensive trees and hedgerows located along the site boundaries and along the field boundaries within the site. These connect to the countryside that surrounds the site to the south. These features provide good wildlife corridors and stepping stones to the wider area. • There is also a parcel of priority habitat deciduous woodland located within the eastern part of the site and the applicant has proposed that this would be retained as part of any development. • Development would need to seek to retain and enhance the existing hedgerows, trees and woodland located on the boundaries of the site and within the site to maintain and enhance the green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time due to the lack of details of any scheme
SO9	BIODIVERSITY					• There is a parcel of priority habitat deciduous woodland located within the eastern part of the site and the applicant has proposed that this would be retained as part of any development. A suitable buffer to this would also be required. • The site is not within a Biodiversity Opportunity Area (BOA). • There are no irreplaceable habitats within the site or in close proximity. • The trees, hedgerows and woodland located within the site and along its boundaries contribute to the biodiversity of the site and provide connectivity to the wider area. .Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries as they are likely to have biodiversity value. • Other policies within the Local Plan will address matters of the retention, protection and creation biodiversity, and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1108/1610 Name: Land at Town Court Farm and Quarry Farm, Bayham Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • The impact on this SA Objective is considered to be uncertain at this time as no detailed scheme for the site has been put forward.
SO10	LANDSCAPE & TOWNSCAPE					• The site is located within the High Weald AONB and the 2023 Landscape Sensitivity Assessment has found that this site has moderate to highly sensitivity to residential development. The central and south western parts of the site are considered within the landscape and are located some significant distance from the settlement edge. Development within these parts of the site is considered to be more sensitive. However, the northern parts of the site are considered to be contained within the landscape by mature tree screening and relate better to the settlement edge of Tunbridge Wells. Development within this part of the site is considered to be less sensitive. • The impact is expected to be minor negative on this SA Objective as the site would involve the development of land within the High Weald AONB, however, given the enclosed nature of the site and its close relationship with Tunbridge Wells it is considered that this effect could be reduced through suitable mitigation measures. This is dependent on development being located within the northern parts of the site only. Should development be included within the south western and more central parts of the site, the effect would be considered to be a major negative on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a Conservation Area or an Archaeological Notification Area (ANA). • A Grade II Listed Building (1 and 2 Yew Cottage) lies adjacent the sites western boundary and this would require consideration as part of any development. • Given the presence of the Listed Building, the impact of this SA Objective is currently uncertain as the applicant has not proposed how this impact could be mitigated as part of any proposal.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1108/1610 Name: Land at Town Court Farm and Quarry Farm, Bayham Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The western part of the site lies in close proximity to bus stops located to the northwest of the site on Frant Road (approximately 150m). There are currently no footpaths on the east side of Frant Road, however, existing footpaths are located on the west side of Frant Road that can provide pedestrian connectivity to the site if an appropriate crossing point is provided. • The eastern part of the site lies in close proximity to bus stops located to the west of the site on Bayham Road (approximately 450m). The public transport services cannot currently be accessed by pedestrian footpaths, however, existing footpaths on Bayham Road could be extended to the site. • Tunbridge Wells Railway Station is located approximately 1.7km to the north of the site and can be accessed by pedestrians should the above improvements on Frant Road and Bayham Road be provided. • Tunbridge Wells lies outside of the administrative boundaries for Wealden; however, it is a large sustainable settlement that provides a retail and employment function as well as providing key community services. The settlement provides very frequent public transport options, including access to London. The settlement also provides nursery, primary and secondary school provision. • The site is within walking distance of the significant services and facilities available within Tunbridge Wells. Furthermore, Tunbridge offers significant public transport options including train links to London, Kent and the South Coast. • There is no PRoW within the site. • The impact on this SA Objective is considered to be a minor positive effect given the proximity of the site to Tunbridge Wells and its associated public transport options. The development would require improvements of existing pedestrian footpaths to access these sustainable forms of transport, however, this is considered as deliverable.
SO14	HOUSING					• The proposed development of this site for residential has the potential to significantly contribute to the district's identified housing need and is located adjacent a sustainable

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1108/1610 Name: Land at Town Court Farm and Quarry Farm, Bayham Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						settlement (Tunbridge Wells). However, the site is limited with the quantum of development it can provide given the identified landscape constraints for the site. • The promoter for the site has indicated that the development of the site could potentially include market housing and self-build and custom housebuilding plots. • Given the size of the site and its potential to provide specialist forms of the housing alongside market housing, the impact on this SA Objective is expected to be a minor positive if the site is brought forward and makes a positive contribution to meeting the district's housing needs.
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as it is proposing that 10 (net) dwellings could be provided on the site. • The site is within close proximity of health services within Tunbridge Wells. • The Tunbridge Wells Borough Council Open Space Study (2018) confirms that there is currently there is a sufficient supply of recreation grounds and children's play space, however, there are shortfalls in allotments, amenity green space and youth play space. • The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. • The promoter for the site has indicated that leisure facilities could be provided on the site in the form of play areas, however, there is a lack of specific details submitted. • Given the proposed scale of development contributions to provision/improvements for health and wellbeing facilities are likely to be achievable. • The site is located adjacent Tunbridge Wells Rugby and Cricket Club, which offers potential health and wellbeing positives if these facilities are used. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • Given that the site is in close proximity of health services and that the scale of development is likely to mean some degree of contributions towards and health and wellbeing improvements could be achieved, the effect is considered to be minor positive
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1108/1610 Name: Land at Town Court Farm and Quarry Farm, Bayham Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• The promoter has already indicated that self-build and custom build plots can be provided on site, however, given the size of the site it is considered that there will be potential for significant provision of affordable housing as well, which will contribute to quality-of-life improvements. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • Whilst the promoter has indicated that self-build and custom house build plots and leisure facilities can be provided, there are currently no specific details in terms of the scale, layout or design of the site. Therefore, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The site is being proposed to include light industrial units (up to 1,500sqm). • However, as there has been no further information provided regarding the employment units to be provided on site, the impact on this SA Objective in the medium to long term is considered uncertain at this stage.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • Other policies within the Local Plan will deal specifically with town and village centres and their viability and vitality. • The development of this site would place future residents within close proximity of the sustainable settlement of Tunbridge Wells and its associated services and amenities.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1108/1610 Name: Land at Town Court Farm and Quarry Farm, Bayham Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• Due to the scale of the proposed development, it is considered there would be no significant effect on this SA Objective as it would not impact upon the vitality of Tunbridge Wells.
SO20	EDUCATION & SKILLS					• The nearest primary school is St Peter's Church of England Primary School, located approx. 1.3km to the north east of the site. However, the catchment area for this school does not serve this site. • The site is located within the catchment area for Frant Church of England Primary School, which is located 1.4km to the south of the site. • The nearest secondary schools, as well as a college, are in Tunbridge Wells, approx. 2.6 miles north of the site and accessible by public transport (buses). • Information from East Sussex County Council, as the education provider for state schools, indicates that none of the new development proposed within the fringe areas of Tunbridge Wells planning area in isolation would require the provision of a new educational facility. therefore, it is necessary to undertake feasibility studies to investigate whether local schools could be expanded to cover the places needed. • The site is also be proposed for light industrial units (up to 1,500sqm), which are likely to provide opportunities for apprenticeships/vocational training with employers but there are no details yet. • There may be the potential to improve skills and training through local job creation/apprenticeships during construction. • The impact is likely to be minor positive in the short term in regard to skills and training in construction. This site impact could continue should employment units be provided on site, however, the impact on this SA Objective in the medium to long term is considered uncertain at this stage.

SUMMARY OF RESULTS:	Site No: 1108/1610 Name: Land at Town Court Farm and Quarry Farm, Bayham Road, Tunbridge Wells																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Tunbridge Wells is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. The settlement lies outside the administrative boundaries of Wealden. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor positive effects: SO3 Flood Risk; SO13 Sustainable Travel & Accessibility; SO14 Housing and SO15 Health & Wellbeing** Given the site is largely not at risk of fluvial or surface water flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes. The impact on this SA Objective is considered to be a minor positive effect given the proximity of the site to Tunbridge Wells and its associated public transport options. The development would require improvements of existing pedestrian footpaths to access these sustainable forms of transport, however, this is considered as deliverable. 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. Given that the site is in close proximity of health services and that the scale of development is likely to mean some degree of contributions towards and health and wellbeing improvements could be achieved, the effect is considered to be minor positive. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution SO10 Landscape & Townscape** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.

	The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Given the size of the site it is likely to result in a significant number of additional cars on the road despite the sites good public transport options and close proximity to Tunbridge Wells. Therefore, minor negative effects are expected on this SA objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant local plan policies. The impact is expected to be minor negative on this SA Objective as the site would involve the development of land within the High Weald AONB, however, given the enclosed nature of the site and its close relationship with Tunbridge Wells it is considered that this effect could be reduced through suitable mitigation measures. This is dependent on development being located within the northern parts of the site only. Should development be included within the south western and more central parts of the site, the effect would be considered to be a major negative on this SA Objective. **No significant effect: SO19 Town & Village Centre** Due to the scale of the proposed development, it is considered there would be no significant effect on SA Objective as it would not impact upon the vitality of Tunbridge Wells. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO16 Quality of Life & Place and SO17 Social Deprivation; SO18 Economy & Employment and SO20 Education & Skills.** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The northern part of the site is selected for an allocation of 100 (net) dwellings. The site is within a sustainable location for growth, close to existing services and facilities and benefits from public transport access to Tunbridge Wells. The site is located within the High Weald National Landscape and development within the central and southern parts of the site would be more prominent in the landscape and would have an unjustified impact on the character and appearance of the attractive high quality landscape. The northern field within the site is selected for allocation as it well enclosed within the landscape, although some landscape mitigation would be required as part of any development, to limit the impacts of development upon the High Weald National Landscape. The development of the site would be required to provide a new vehicular access to the site and pedestrian connectivity to Tunbridge Wells via the creation of new pedestrian footpaths. The site is also located within a groundwater source protection zone, which would require further investigation. It is important to note that the northern part of the site that has been found suitable for allocation was also assessed singularly under 651/1610. Mitigation measures would need to be identified for any development in line with other relevant Local Plan polices i.e. those on energy efficiency, flood risk, water efficiency, biodiversity, waste, pollution, health and wellbeing etc.

SHELAA Ref: 1201/1610

SITE: Land at Tunbridge Wells Rugby Club and Chase Farm, Frant Road, Tunbridge Wells

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1201/1610 Name: Land at Tunbridge Wells Rugby Club and Chase Farm, Frant Road, Tunbridge Wells
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is formed mostly of playing pitches and facilities associated with Tunbridge Wells Rugby Club. Vacant amenity land also forms part of the site. • The site is 8.66ha in size and is being promoted for up to 240 (net) dwellings. The proposal also indicates that development would include the redevelopment of the existing sports pavilion and improvements to existing sports facilities within the northern part of the site. • The site lies at the southern edge of Tunbridge Wells and is located adjacent existing development located to the north. • A bus stop is located adjacent the sites western boundary on Frant Road and this provides a frequent bus service to Tunbridge Wells. Tunbridge Wells Railway Station lies approximately 1.7km to the north of the site and provides significant train links to London, Kent and the South Coast. These forms of public transport can be accessed from the site via existing footpaths located on Frant 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. • Tunbridge Wells lies outside of the administrative boundaries for Wealden; however, it is a large sustainable settlement that provides a retail and employment function as well as providing key community services. The settlement provides very frequent public transport options, including access to London. The settlement also provides nursery, primary and secondary school provision. • The site complies with the overall Spatial Strategy for the district. It is located adjacent a sustainable settlement, albeit one that lies outside of the administrative boundaries for the District.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1201/1610 Name: Land at Tunbridge Wells Rugby Club and Chase Farm, Frant Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• Given the significant size of the proposed development, there will be an increase in car use to reach other settlements increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is a risk of surface water flooding, predominantly within the south eastern corner of the site. • The site is currently mostly greenfield land and development of the site would introduce large areas of impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site is affected by surface water flood risk within the south eastern part of the site as defined by the Wealden Strategic Flood Risk Assessment. It is likely that given the size

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1201/1610 Name: Land at Tunbridge Wells Rugby Club and Chase Farm, Frant Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						of the proposed development that suitable mitigation for surface water flood risk can be provided. • The site passes the sequential test in terms of flood risk 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. The applicant has indicated that SuDS will be provided as part of any development. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, 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. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is classified as Grade 4 agricultural land. The NPPF (September 2023) defines only Grade 1, 2 and 3a agricultural land to be the best and most versatile land that should be protected from significant, inappropriate or unsustainable development proposals. The loss of this site is considered to have limited impact.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1201/1610 Name: Land at Tunbridge Wells Rugby Club and Chase Farm, Frant Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• The site is not safeguarded for minerals or waste operations. • The site is a mixed use site. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is located within an area of the district deemed to be 'brighter' by CPREs light pollution mapping. Given the quantum of development that is proposed, significant levels of light pollution are likely to be introduced. • There are currently no issues with air quality within the district. There are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, however any negative effects are likely to be in the short to medium term as well.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1201/1610 Name: Land at Tunbridge Wells Rugby Club and Chase Farm, Frant Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• A bus stop is located adjacent the sites western boundary on Frant Road and this provides a frequent bus service to Tunbridge Wells. Tunbridge Wells Railway Station lies approximately 1.7km to the north of the site and provides significant train links to London, Kent and the South Coast. These forms of public transport can be accessed from the site via existing footpaths located on Frant Road. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Given the size of the site it is likely to result in a significant number of additional cars on the road despite the sites good public transport options and close proximity to Tunbridge Wells. Therefore, minor negative effects are expected on this SA objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant local plan policies.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are extensive trees and hedgerows located along the site boundaries and along the field boundaries within the site. A number of trees located along the sites south western boundary are subject to group TPO NO 61,199. These features provide excellent stepping stones and wildlife corridors to the countryside that surrounds the site to the south. • The trees, hedgerows and woodland contribute towards the green infrastructure network of the site as well as to the wider greenfield network. • Development would need to seek to retain and enhance the existing hedgerows and trees on the boundaries of the site and those within the site to maintain and enhance the green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • The submitted proposal forms for the site indicate that green and blue infrastructure will be retained and enhanced as part of the scheme. This will contribute to the wider green infrastructure network. Therefore, a minor negative effect is likely in the short to medium

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1201/1610 Name: Land at Tunbridge Wells Rugby Club and Chase Farm, Frant Road, Tunbridge Wells
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						term as the site is developed, however over the longer term minor positive effects are expected as the green measures become established.
SO9	BIODIVERSITY					• The site is likely to have biodiversity value due to the presence of significant hedgerows and trees located within the site and along its boundaries. These provide biodiversity connectivity to the wider area. • Other policies within the Local Plan will address matters of the retention, protection and creation biodiversity, and any development will need to be in compliance with the relevant policies. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • The scheme proposed is seeking to provide significant biodiversity protections, creation and enhancement through retaining and enhancing trees and hedgerows within the site, enhancing existing habitats and creating new ones. Therefore, a minor negative effect is likely in the short to medium term as the site is developed, however over the longer term minor positive effects are expected as the green measures become established.
SO10	LANDSCAPE & TOWNSCAPE					• The site is located adjacent the built form of Tunbridge Wellls to the north; however, it also shares a visual relationship with the High Weald AONB landscape to the south. • The northern part of the site (sports pavilion and cricket pitch) is located outside of the High Weald AONB. The remaining southern part of the site is located within the High Weald AONB. • Developing this site will introduce significant built form into a largely rural area. • The site is exposed within the High Weald AONB and the site is located within the Tunbridge Wells South-East assessment unit of the 2023 Landscape Sensitivity Assessment, which has found this area to be of moderate to high landscape sensitivity to residential development. Development would have a detrimental impact upon the attractive and high-quality landscape that surrounds Tunbridge Wells to the south that does have long views at the north of the site towards the High Weald AONB to the south. • The proposed development includes an extensive landscaping scheme to address the issues including the provision of and enhancement of trees, hedgerows and woodland. Despite these measures, the scale of this development would have a significantly

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1201/1610 Name: Land at Tunbridge Wells Rugby Club and Chase Farm, Frant Road, Tunbridge Wells
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						detrimental impact upon the High Weald AONB landscape that could not be mitigated. Therefore, a major negative effect is considered for this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The Tunbridge Wells Conservation Area adjoins the northwestern boundary of the site, however, as the proposals indicate that this part of the site will remain in its current use of the rugby club, it is not anticipated that this would be impacted by the redevelopment of this part of the site. • There are no nearby Listed Buildings that would be impacted by the redevelopment of the site. • The site is not located within an Archaeological Notification Area (ANA). • Given the presence of the Conservation Area, the impact of this SA Objective is currently uncertain as the applicant has not proposed how this impact could be mitigated as part of any proposal.
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					• A bus stop is located adjacent the sites western boundary on Frant Road and this provides a frequent bus service to Tunbridge Wells. Tunbridge Wells Railway Station lies approximately 1.7km to the north of the site and provides significant train links to London, Kent and the South Coast. These forms of public transport can be accessed from the site via existing footpaths located on Frant Road. • Bus services to Tunbridge Wells and its amenities run approximately every half hour, with a journey time of approx. 7-minutes. • The site is within walking distance of the significant services and facilities available within Tunbridge Wells. Furthermore, Tunbridge Wells offers significant public transport options including train links to London, Kent and the South Coast.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1201/1610 Name: Land at Tunbridge Wells Rugby Club and Chase Farm, Frant Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• There is no PRoW within the site. • The impact on this SA Objective is considered to be a minor positive effect given the proximity of the site to the bus stop and the existing pedestrian access, albeit on the opposite side of the road to the site, as well as the short journey times to Tunbridge Wells services and facilities by bus.
SO14	HOUSING					• The proposed development of this site for residential has the potential to significantly contribute to the district's identified housing need and is located adjacent a sustainable settlement (Tunbridge Wells). • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter. • The impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as part of any development as it will accommodate more than 10 (net dwellings). • The site is within close proximity of health services within Tunbridge Wells. • The Tunbridge Wells Borough Council Open Space Study (2018) confirms that there is currently there is a sufficient supply of recreation grounds and children's play space, however, there are shortfalls in allotments, amenity green space and youth play space. • The site is comprised of the existing Tunbridge Wells Rugby Club and Cricket Club. The applicant has indicated that the redevelopment of the site would result in the improvement to these existing facilities. • Given the proposed scale of development contributions to provision/improvements for health and wellbeing facilities are likely to be achievable. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1201/1610 Name: Land at Tunbridge Wells Rugby Club and Chase Farm, Frant Road, Tunbridge Wells
		S	M	L	Overall	Commentary
						• Given that the site is in close proximity of health services and that the redevelopment of the site would result in an improvement to existing playing pitch facilities the effect is considered to be major positive.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Given the size of the site, it is considered there will be the potential for significant provision of affordable housing, custom and self-build homes and play space contributions as well, which will contribute to quality-of-life improvements. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • The site is comprised of the existing Tunbridge Wells Rugby Club and Cricket Club. The applicant has indicated that the redevelopment of the site would result in the improvement to these existing facilities. • The proposed scheme looks to create safe, attractive, and socially integrated spaces within the development to improve quality of life. • Whilst the promoter has indicated that specialist forms of housing and leisure and community facilities could be provided, there are currently no specific details in terms of the scale, layout or design of the site. Therefore, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The site is proposing for mixed use development, including housing, leisure and community facilities, although no specifics as to the level of employment that will be

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						provided as part of the leisure and community facilities has so far been provided, therefore the impact on this SA Objective in the medium to long term is considered uncertain at this stage. There are still some minor positive effects on this SA Objective in the short term due to the creation of jobs during the construction of development.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • Other policies within the Local Plan will deal specifically with town and village centres and their viability and vitality. • Due to the scale of the proposed development, it is considered there would be no significant effect on this SA Objective as it would not impact upon the vitality of Tunbridge Wells.
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 Broadwater County Primary School, located approx. 750m to the north west of the site, albeit the site lies at the outer perimeter of its catchment area. • The site is located within the catchment area for Frant Church of England Primary School, which is located 1.9km to the south of the site. • The nearest secondary schools, as well as a college, are in Tunbridge Wells, approx. 2.6km north of the site and accessible by public transport (buses). • Information from East Sussex County Council, as the education provider for state schools, indicates that none of the new development proposed within the fringe areas of Tunbridge Wells planning area in isolation would require the provision of a new educational facility. therefore, it is necessary to undertake feasibility studies to investigate whether local schools could be expanded to cover the places needed. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective

SUMMARY OF RESULTS:	Site No: 1201/1610	Name: Land at Tunbridge Wells Rugby Club and Chase Farm, Frant Road, Tunbridge Wells																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Tunbridge Wells is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. The settlement lies outside the administrative boundaries of Wealden. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO14 Housing** Given the size of the site and its potential to provide specialist forms of the housing alongside market housing, the impact on this SA Objective is expected to be a major positive if the site is brought forward and makes a positive contribution to meeting the district's housing needs. **Minor Positive effects: SO3 Flood Risk; SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO13 Sustainable Travel & Accessibility; SO15 Health & Wellbeing** Given the site is not at risk of fluvial flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes. The submitted proposal forms for the site indicate that green and blue infrastructure will be retained and enhanced as part of the scheme. This will contribute to the wider green infrastructure network. Therefore, a minor negative effect is likely in the short to medium term as the site is developed, however over the longer term minor positive effects are expected as the green measures become established. The impact on this SA Objective is considered to be a minor positive effect given the proximity of the site to the bus stop and the existing pedestrian access, albeit on the opposite side of the road to the site, as well as the short journey times to Tunbridge Wells services and facilities by bus. The scheme proposed is seeking to provide significant biodiversity protections, creation and enhancement through retaining and enhancing trees and hedgerows within the site, enhancing existing habitats and creating new ones. Therefore, a minor negative effect is likely in the short to medium term as the site is developed, however over the longer term minor positive effects are expected as the green measures become established.

	Major negative effects: SO10 Landscape & Townscape The proposed development includes an extensive landscaping scheme to address the issues including the provision of and enhancement of trees, hedgerows and woodland. Despite these measures, the scale of this development would have a significantly detrimental impact upon the High Weald AONB landscape that could not be mitigated. Therefore, a major negative effect is considered for this SA Objective. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution and SO18 Economy & Employment** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Given the size of the site it is likely to result in a significant number of additional cars on the road despite the sites good public transport options and close proximity to Tunbridge Wells. Therefore, minor negative effects are expected on this SA objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant local plan policies. 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, in relation to medium and long term impacts, the development of the site for housing only would result in the loss of the employment provision within the southern part of the site. This would therefore result in a minor negative in the long term on this SA Objective. **No significant effect: SO19 Town & Village Centres and SO20 Education & Skills** **D**ue to the scale of the proposed development, it is considered there would be no significant effect on this SA Objective as it would not impact upon the vitality of Tunbridge Wells. 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. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; 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 rejected for allocation. The northern part of the site lies outside the administrative boundaries of Wealden District Council; however, this was found to be unsuitable for development within Tunbridge Wells Borough Council's SHELAA (January 2021). The site lies within the administrative boundaries of Wealden lies wholly inside the High Weald National Landscape. The development of this site would have an unjustified impact on the character and appearance of the attractive high quality landscape to the south of Tunbridge Wells, with long views provided across the High Weald National Landscape.