Appendix A11k Parish: Hadlow Down

SHELAA Ref: 778/2050 **SITE:** Land at Waste Wood, Main Road, Hadlow Down

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 778/2050 SITE: Land at Waste Wood, Main Road, Hadlow Down
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently vacant land (site is greenfield) • The site is 1.05 ha in size and proposed for 10 (net) dwellings by the applicant. • The site is to the north of Main Road to the west of Hadlow Down and is surrounded by open countryside to the south and west with woodland beyond, and scatter housing to the east and north. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Hadlow Down is classed as an unsustainable development within the settlement hierarchy and lacks significant services and facilities, so any development is likely to result in an increase in car use to reach either Crowborough, Heathfield or Uckfield. Therefore, any development is likely to result in a limited increase in car use to reach larger settlements outside the district, increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain

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SO2	CLIMATE CHANGE ADAPTATION					• Developing this site will introduce hard standing and structures on Greenfield land, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site is within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment and there is no surface water flood risk on the site. • The entire site is of groundwater flood risk concern. • The site passes the Sequential Test, and the proposed development is suitable for the site. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • The entire site is of groundwater concern. • Given the site is not at risk of fluvial or surface water flooding, although the entire site is within an area of groundwater flood risk concern, which can be mitigated with a suitably designed development, and that policies within the plan will provide for suitable surface water drainage, the impact on this SA Objective is considered to be minor positive.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or within close proximity.

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						• Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is of greenfield agricultural land but has not been classified within the Agricultural Land Classification survey. • The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO_2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• Development of the site is likely to introduce more light pollution to the area, which is classed as being a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed

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						development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposed use for housing in this location and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of agricultural land. The site is rural in character and setting. • Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site, particularly to provide screening from the open views from the west. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site is located entirely within the High Weald National Landscape, additionally the site is with 7km of the Ashdown Forest SAC. • The site is entirely within the River Uck and its Headwaters Biodiversity Opportunity Area. • Although there is no Ancient Deciduous Woodland or Priority Habitat within the site, there is some deciduous woodland to the south of the site. • The Greenfield nature of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows to create access), although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site.

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						• Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor negative as the site is within the High Weald National Landscape and the River Uck and its Headwaters Biodiversity Opportunity Area.
SO10	LANDSCAPE & TOWNSCAPE					• Existing scattered residential development is located to the east of the site, the site is situated between the Hadlow Down village centre and the Hadlow Oast Farm farmyard. • The site was not assessed within the Council's landscape evidence base although it could be considered to be a sensitive site primarily due to the site being located within the High Weald National Landscape and River Uck and its Headwaters Biodiversity Opportunity Area as well as the site is contributing to the rural character of Hadlow Down and the sites setting, mature field boundaries as well historic field patterns. • A public right of way passes along the western boundary of the site with open views across the site from the footway. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The impact is expected to be minor negative but could be reduced through suitable mitigation measures.
SO11	HISTORIC & CULTURAL HERITAGE					• The Hadlow Down area of archaeological interest lies to the east of the site. Therefore, development of the site would require an archaeological impact assessment. • The grade II listed Parish Church of St Marks is located to the northeast of the site, furthermore, development of the site would risk impacting the setting of this listed building due to its proximity to the site. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have minor negative effect on this SO.

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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					• An existing access track runs along the western boundary of the site that connects the site with the A272 to the north of the site. • Improvements to the existing vehicular access to the site from the A72 should be possible. However, the a few houses and agricultural land to the south also use this access track and therefore any development should not obstruct this access. • There is existing pedestrian access along the A272. • The nearest train station is at Berwick, approx. 2 mile west of the site, therefore the only reasonable access to the station is via private motor vehicle. • The nearest bus stop is at the Lamb Inn 450m to the east of the site, there is currently pedestrian connectivity to the bus stop. However, the existing bus service is poor with only three days with public bus services of which there are only two on each day. • There is a PRoW within the site (Footpath 36a) that runs north/south along the western boundary of the site. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered minor negative at this stage given the lack of public transport accessible from the site and the impact that the development would have on the existing access of other dwellings and agricultural land further to the south of the site.
SO14	HOUSING					• The proposed development for the 10 (net) dwellings has the potential to contribute to the district's identified housing need, although the site is not within a sustainable settlement as indicated by the Council's settlement hierarchy. • However, due to the size of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies.

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						• The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest GP is The Buxted Medical Centre in Buxted, approx. 2 miles to the west of the site. The nearest health services, including a minor injuries Unit, are in Uckfield, approx. 3.3 miles southwest of the site along Coopers Green Road and London Road to Uckfield High Street. • The Buxted clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Uckfield (Freedom Leisure Centre) however there is no regular bus service between Hadlow Down and Uckfield. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative across all timescales, as any expansion of the existing health sector unlikely to benefit this site.
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.

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						• 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 in a rural location on the edge of Hadlow Down. • Hadlow Down has limited services and facilities of services and facilities and potential future residents are likely to travel to the Uckfield or Heathfield or shop online. • The site is not proposing any retail floorspace. • Therefore, the impact on this SA Objective is considered to be minor negative.
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 pre-school nursery is in near Cross in Hand. • The nearest primary school is in (Five Ashes C of E Primary School) Further primary and secondary education is available in either Uckfield or Heathfield, but access would be by private car. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. However, more early years and nursery provision would need to be provided. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	SHELAA Ref: 778/2050 SITE: Land at Waste Wood, Main Road, Hadlow Down																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport • Infrastructure

Cumulative Effects	Hadlow Down is classed as an unsustainable settlement as it has limited services and facilities, as well as a poor public transport service, therefore, requiring travel by private motor vehicle for health care, education and shopping. The site does not currently benefit from planning permission nor any application for development. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is on the edge of Hadlow Down, an unsustainable settlement according to the settlement hierarchy. The site has poor access to services and facilities and any future residents of this site would need to travel to either Crowborough, Heathfield, Uckfield and further afield, by either public transport or private car, to access these. The site lies outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden as a whole as it is isolated from any sustainable settlement. **Major positive effects: None** **Minor positive effects: SO3 Flood Risk and SO14 Housing** The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. Additionally, as the Local Plan policies are implemented for flood risk mitigation methods there is potential for reducing flood risk in the area. **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution, SO9 Biodiversity, SO10 Landscape & Townscape, SO13 Travel & Accessibility, SO15 Health & Wellbeing and SO19 Town & Village Centres** All development will result in an increase in greenhouse gas emissions and waste production, particularly with the to the lack of public bus services resulting in a reliance on private motor vehicles, although the application of Local Plan policies should mitigate any negative impacts. Additionally, there is potential for development of the site harm the landscape in the High Weald National Landscape and River Uck and its Headwaters Biodiversity Opportunity Area, partially the considering the sites position as agricultural land within close proximity to the grade II listed Parish Church of St Marks. Furthermore, the lack of health services and facilities within Chiddingly, together with the clinical area working at 86% of existing capacity, and the accessibility issues with reaching services in Hailsham means it is likely that there will be minor negative effects against, although the provision of a health hub could help towards some degree of mitigation. **No significant effect: SO18 Economy & Employment and SO20 Education & Skills** The scale of proposed development and the site's location mean no significant effects on these SA Objectives. **Uncertain**: for the remaining objectives, more information is required to determine the effects.

Selected / Rejected for allocation	The site is not taken forward for allocation because development here would have a significant adverse effect on the established settlement character of Hadlow Down, the River Uck and its Headwaters Biodiversity Opportunity Area and the landscape of the High Weald National Landscape. Additionally, the poor public transport services for Hadlow will require the use of private motor vehicles to access services and facilities due to the limited availability of these within the village. The site would not be suitable for housing development, as it would be out of scale and character with the village and the openness of the site means that any impact development would have on the wider landscape could not be suitably mitigated. The site would be required to take into consideration constrains in regard to the Public Right of Way along the western boundary of the site.