Appendix A11l Parish: Hailsham

SHELAA Ref: 052/1310

SITE: Former Southern Water Sewerage Works, Station Road, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 052/1310 Name: Former Southern Water Sewerage Works, Station Road, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises an area of grassland that was previously used as a site for a former wastewater treatment work located at the southeastern edge of Hailsham. • The site is 1.63ha in size and is proposed for residential development of between 90-100 (net) dwellings. • The site is within the southeastern part of the built-up area of Hailsham with medium density residential development. Agricultural fields form the northern boundary and a small number of employment units, and the Hailsham Household Waste Recycling site lie to the southeast. • Hailsham is classed as a sustainable settlement within the settlement hierarchy due to it acting as a service centre to a wide rural catchment of a number of small villages and hamlets as well as containing extensive services and facilities (including retail, education, leisure and employment). • There is a bus stop within 400m of the site along Station Road, albeit there is no pedestrian connectivity to the bus stop at this stage. However, pedestrian access to these would on the extension and improvement of pedestrian footpaths on the north side of Station Road, which is considered achievable. The site may also be able to provide an access via third party land to the north that has also been submitted as part of the SHELAA. • The site is located approximately 4km from the nearest train station in Polegate, which offers services to London, Hastings and Brighton. This sustainable form of public transport cannot be accessed via pedestrian footpaths; however, the frequent bus service does provide some connection to the train station. • The site is within a 15-minute walk of the High Street in Hailsham with its services and amenities. However, pedestrian access to these would on the extension and improvement of pedestrian footpaths on the north side of Station Road, which is

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		S	M	L	Overall	Commentary
						considered achievable. The site may also be able to provide an access via third party land to the north that has also been submitted as part of the SHELAA. • 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 (i.e. Eastbourne), 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 and is not at risk of surface water flooding as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site is wholly within an area of groundwater concern and is therefore at risk of groundwater flooding. • The site is greenfield, and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 052/1310 Name: Former Southern Water Sewerage Works, Station Road, Hailsham
		S	M	L	Overall	Commentary
						• The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 and is not at risk of surface water flooding as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site is wholly within an area of groundwater concern and is therefore at risk of groundwater flooding. • The proposed development is therefore suitable for the flood risk zone identified and the site passes the sequential test. • 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 that the site is not at risk of fluvial or surface water flooding, but that further investigation is required for groundwater flooding and that suitable mitigation for surface water runoff is likely to be achievable, the effects on this SA Objective are considered to be minor positive.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • The development of this site will increase the demand for water consumption and wastewater treatment. • There are no watercourses within the Site or in close proximity. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, with drainage ditches forming part of the drainage network of the levels. Development is therefore likely to be subject to Appropriate Assessment to secure necessary mitigation to control water flows to the SAC and protect water quality. • The site is not within a groundwater source protection zone. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 052/1310 Name: Former Southern Water Sewerage Works, Station Road, Hailsham
		S	M	L	Overall	Commentary
						• Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is a greenfield site. • The site is not safeguarded for minerals or waste operations. • Given the sites previous use as a wastewater treatment works, further investigation would be required to determine whether there is any contamination present on 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 proposed quantum of development is likely to introduce light pollution to the area. • However, the site is within an area classed as being 'brighter' by CPREs light pollution mapping and therefore impacts may not be significant and mitigation possible.

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						• There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The site is within a 15-minute walk of the High Street in Hailsham with its services and amenities and a bus stop lies within 400m of the site along Station Road, albeit there is no pedestrian connectivity to the bus stop at this stage. However, pedestrian access to these would on the extension and improvement of pedestrian footpaths on the north side of Station Road, which is considered achievable. The site may also be able to provide an access via third party land to the north that has also been submitted as part of the SHELAA. • The site is located approximately 4km from the nearest train station in Polegate, which offers services to London, Hastings, and Brighton. This sustainable form of public transport cannot be accessed via pedestrian footpaths; however, the frequent bus service does provide some connection to the train station. • The South Hailsham Wastewater Treatment Works located to the southeast of the site may require mitigation as part of the schemes design. It is noted that a previous planning application was withdrawn on the site (WD/2018/2708/MAO) with objections on odour impact still outstanding for housing development. It is the current understanding of the Council that the site is not capable of supporting residential development due to this issue. However, this would not have an impact upon the site coming forward for employment development in association with the commercial units to the southeast. • The site could also be impacted by noise pollution from neighbouring land uses to the southeast.

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		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. • However, given the scale of development proposed, a degree of car use is likely to remain with the potential to impact on air pollution. • 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 odour issues impacting the site that cannot currently be resolved and the potential for noise pollution from adjacent land uses, the effect on this SA Objective is major negative
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is now grassland with hedgerow and tree boundaries which provide linear wildlife corridors, particularly to the woodland on the western boundary of the site. • A parcel of deciduous woodland lies to the west of the site and also partially covers the existing vehicular access route into the site. • 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 located within a Biodiversity Opportunity Area. • There are no irreplaceable habitats within the site. • The southwestern part of the site fronting onto Station Road is partially covered by priority habitat deciduous woodland. This would potentially require removal to accommodate a vehicular access to the site. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels

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		S	M	L	Overall	Commentary
						and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • The site is now grassland with hedgerow and tree boundaries which provide linear wildlife corridors, particularly to the woodland on the western boundary of the site. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be minor negative at this time, as development is likely to have an impact on parts of the priority habitat present on site, although some mitigation will be possible.
SO10	LANDSCAPE & TOWNSCAPE					• The site is assessed as being of low to moderate sensitivity to development due to its location at the edge of Hailsham and the adjoining commercial activities. The site is well enclosed from views from the wider landscape area and relates well to the existing built edge of Hailsham. • Given the above, no significant effect is expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no listed buildings within the site or in close proximity. • The site is not affected by an Archaeological Notification Area (ANA). • No significant effects are expected on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.

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SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site benefits from an existing vehicular from Station Road to the south, however, this would require significant upgrading to accommodate further development on the site. This would also require the removal of priority habitat deciduous woodland located within the southwestern part of the site. The site may also be able to achieve a vehicular access from the access road to the south that is currently utilised by employment units and the Hailsham Waste and Recycling centre. • The site is within a 15-minute walk of the High Street in Hailsham with its services and amenities and a bus stop lies within 400m of the site along Station Road, albeit there is no pedestrian connectivity to the bus stop at this stage. Further information is required to determine whether pedestrian access can be provided on Station Road in this location. The site may also be able to provide an access via third party land to the north that has also been submitted as part of the SHELAA as the site forms part of a wider submission (724/1310). • The site is located approximately 4km from the nearest train station in Polegate, which offers services to London, Hastings, and Brighton. This sustainable form of public transport cannot be accessed via pedestrian footpaths; however, the frequent bus service does provide some connection to the train station. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be minor positive given the proximity of the site to the train station and bus stop although this would require the extension of footpaths along Station Road or the use of third-party land to the north.
SO14	HOUSING					• The site is proposing 90-100 (net) dwellings. However, there are no details as to the type of housing to be provided (i.e. affordable homes, Lifetime Homes etc.) • 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 and gypsy and traveller sites if they are to come forward

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SO15	HEALTH & WELLBEING					• The nearest health services are at the Vicarage Field Surgery, approx. 1km to the north of the site. However, this would require the extension of footpaths along Station Road or the development of land to the north to provide pedestrian connectivity to these. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Hailsham Parish. The development of this site may have some impact on GP capacity, but it is considered that this would be minimal. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Hailsham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches should be address. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes. • The site is not a designated Local Green Space nor is it a formal recreational or play space. • Given the scale of development it is likely to mean some that form of contributions towards, and health and wellbeing improvements could be achieved, and 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. • Due to the lack of information on scheme design and affordable housing provision, the effect is considered to be uncertain at this time.
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: 052/1310 Name: Former Southern Water Sewerage Works, Station Road, Hailsham
		S	M	L	Overall	Commentary
						• Due to the lack of detail on the provision of design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • Whilst the applicant has proposed this site for residential use, the Council considers that employment use would be more suitable on the site, given the issues in relation to odour pollution currently facing the site. • The site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is within a short journey time by public transport and walking of services and facilities in Hailsham. • 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 Hailsham.
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 is Phoenix Academy, approximately 1km to the north of the site, although requirements to pedestrian footpaths are required to provide connectivity to this. • Further primary, secondary and college provision is located within Hailsham, approximately 1.6km to the northwest of the site. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process.

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		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, however given the size of the site there may be some degree of pressure on school place provision which would need to be investigated. Therefore, the effects over the longer term are uncertain at this time.

SUMMARY OF RESULTS:	Site No: 052/1310 Name: Former Southern Water Sewerage Works, Station Road, Hailsham																			
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 to the south of Hailsham outside of the proposed development boundary. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. 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 that the site is not at risk of fluvial or surface water flooding, but that further investigation is required for groundwater flooding and that suitable mitigation for surface water runoff is likely to be achievable, the effects on this SA Objective are considered to be minor positive. The impact on this SA Objective is considered to be minor positive given the proximity of the site to the train station and bus stop although this would require the extension of footpaths along Station Road or the use of third-party land to the north. 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. Given the scale of development it is likely to mean some that form of contributions towards, and health and wellbeing improvements could be achieved, and the effect is considered to be minor positive. **Major negative effects: SO7 Pollution** Given the odour issues impacting the site that cannot currently be resolved and the potential for noise pollution from adjacent land uses, the effect on this SA Objective is major negative. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Wast and 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. The impact on this SA Objective is considered to be minor negative at this time, as development is likely to have an impact on parts of the priority habitat present on site, although some mitigation will be possible. **No significant effect: SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment and SO19 Town & Village Centres** Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective. Given that there are no listed buildings or other heritage assets in the vicinity of the site and that it is not within a Conservation Area, no significant effect is expected on this SA Objective 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 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 Hailsham. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green and Blue Infrastructure; SO12 Digital Infrastructure; SO16 Quality of Life & Place; SO17 Social Deprivation and SO20 Education & Skills** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation. The site has been previously subject to a planning application for 110 (net) dwellings under planning reference WD/2018/2708/MAO. The application was withdrawn as the odour impacts from the Hailsham South Wastewater Treatment works located to the south of the site could not be mitigated as part of the development. The Council have received no further evidence from the applicant to demonstrate that this issue has been resolved and the site is therefore not selected for allocation.

SHELAA Ref: 134/1310

SITE: Land North of Harebeating Lane, Land South of A271 at Magham Down (Site A)

SUSTAINABILITY OBJECTIVE		Effects				Site No: 134/1310 Name: Land north of Harebeating Lane, Land south of A271 at Magham Down (Site A)
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises 9.87ha of arable land, located to the northeast of Hailsham. The site is adjoined by recently constructed residential development to the west. The land to the north and south has also been assessed for allocation within the new Local Plan. Open countryside lines to the east of the site and a wastewater treatment works adjoins the southeastern boundary. • The site is subject to an ongoing outline planning application for 150 (net) dwellings under planning reference WD/2023/0290/MAO. • Hailsham is classed as a sustainable settlement within the settlement hierarchy due to it acting as a service centre to a wide rural catchment of a number of small villages and hamlets as well as containing extensive services and facilities (including retail, education, leisure and employment). • The nearest bus stop is on Battle Road, approx. 690m west of the site but there is no safe pedestrian access to it. The nearest train station is in Polegate, approx. 4.8 miles to the south of the site, although the only reasonable access to the station is via private motor vehicle. • The ongoing application has set out that pedestrian and vehicular access to the site is achievable via existing residential development to the west and this has received no objection from the local highways authority as part of the ongoing planning application. • 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 likely to result in some degree of increase in car use to reach other settlements (i.e. Hailsham, Eastbourne), increasing emissions, although mitigation measures such as EV charging infrastructure could address this.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 134/1310 Name: Land north of Harebeating Lane, Land south of A271 at Magham Down (Site A)
		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 largely within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There are parcels of flood risk 2 and 3 located within the most eastern parts of the site and development would be precluded from this location. • There is some surface water flood risk located on the boundaries of the site, some of which is associated with the watercourse (River Hursthaven) that forms the sites northern boundary. • This is a greenfield site, and the development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The ongoing outline planning application sets out some of the mitigations for climate change, including a SuDS scheme, that has received no objection from the local flood authority. However, further details regarding climate change mitigation not set out at the outline planning application stage and will instead be resolved if the site progresses to a reserved matters application.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 134/1310 Name: Land north of Harebeating Lane, Land south of A271 at Magham Down (Site A)
		S	M	L	Overall	Commentary
						• The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies largely within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There are parcels of flood risk 2 and 3 located within the most eastern parts of the site and development would be precluded from this location. • There is some surface water flood risk located on the boundaries of the site, some of which is associated with the watercourse (River Hursthaven) that forms the sites northern boundary. • The development proposed on the site is therefore suitable, however a sequential approach to the location of development on site will need to be taken to direct development first to the areas of the site not at risk of flooding. • 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 ongoing planning application has submitted a SuDS scheme that has received no objection from the local flood authority and is suitable for this part of the site. • Given the site is not at risk of fluvial flooding, and that the ongoing application has provided a suitable SuDS as part of the ongoing scheme, the impact on this SA Objective is likely to be major positive over all timeframes. This is dependent on this scheme being brought forward.
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. Southern Water note that the site is within the Hailsham South water treat works catchment, however this site does not have network capacity, therefore reinforcements would need to be delivered ahead of occupation. • The site is not within a groundwater source protection zone.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 134/1310 Name: Land north of Harebeating Lane, Land south of A271 at Magham Down (Site A)
		S	M	L	Overall	Commentary
						• The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, with drainage ditches forming part of the drainage network of the levels. Development is therefore likely to be subject to Appropriate Assessment to secure necessary mitigation to control water flows to the SAC and protect water quality. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is not classified as agricultural land. • The site is not safeguarded for waste or minerals operations. • The site is a greenfield site. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction / erosion 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. During construction, this will require consideration of soil/waste disposal or retention onsite, taking account of ground levels.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 134/1310 Name: Land north of Harebeating Lane, Land south of A271 at Magham Down (Site A)
		S	M	L	Overall	Commentary
						• 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 classed as being 'brighter' by CPREs light pollution mapping. The site is located adjacent the built form of Hailsham, and any light pollution may be seen in context of that existing development. • Notwithstanding this, the site is still of notable size and in a peripheral location to the east of Hailsham, where there is some landscape sensitivity. Mitigation and careful design will therefore be required to prevent further light pollution form the site. Should the ongoing planning application be approved, a condition will be attached to the decision notice to require the submission of a lighting strategy to mitigate light pollution. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The North Hailsham Wastewater Treatment Works is located adjacent the southeastern corner of the site, and an odour assessment has been submitted as part of the ongoing planning application to determine any impact on proposed development and any mitigation measures that would be required. There are still ongoing discussions as of the planning application in relation to odour mitigation on site. • The nearest bus stop is on Battle Road, approx. 690m west of the site but there is no safe pedestrian access to it. The nearest train station is in Polegate, approx. 4.8 miles to the south of the site, although the only reasonable access to the station is via private motor vehicle.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 134/1310 Name: Land north of Harebeating Lane, Land south of A271 at Magham Down (Site A)
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will also 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. In the longer term, the effects are considered to be uncertain until the odour issues associated with the Hailsham Wastewater Treatment Works have been resolved for the site.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is bound by mature trees and hedgerows. There are also in field hedgerows and tree along field boundary. This green infrastructure provides linear wildlife corridor and stepping stones to the wider countryside, including the Pevensey Levels to the east. The River Hursthaven also flows along the northern boundary providing blue infrastructure for the site. • There is Coastal and Floodplain Grazing Marsh adjacent to the sites northern boundary and part of the eastern boundary. • There are plans submitted as part of the ongoing planning application that indicate that existing vegetation will be retained and enhanced as part of any development. A green corridor will also be created within the eastern part of the site. Furthermore, the creation of SuDS will provide opportunities for blue infrastructure throughout the site. • Any development would also 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 minor positive, because although development of the site itself results in loss of some undeveloped land, the development would retain and enhance parts of the site for green and blue infrastructure as demonstrated within the ongoing planning application.
SO9	BIODIVERSITY					• The site is likely to have some biodiversity value, noting the greenfield nature of the site, the significant vegetation, close proximity to priority habitats and the Pevensey Levels.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 134/1310 Name: Land north of Harebeating Lane, Land south of A271 at Magham Down (Site A)
		S	M	L	Overall	Commentary
						• The site lies wholly within the Pevensey Levels Biodiversity Opportunity Area • Significant priority habitats (coastal and floodplain grazing marsh) associated with the Pevensey Levels lies to the east and north of the site. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • The ongoing planning application has undertaken ecology surveys to understand what mitigations will be required on the site to protect existing biodiversity. The application sets out a number of enhancements. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. An appropriate assessment has been submitted as part of the application to demonstrate that the proposed application would not have an impact upon the Pevensey Levels. • Whilst the ongoing planning application for the site has set out a number of mitigations to protect local biodiversity, the development would still result in the loss of land located within a biodiversity opportunity area and therefore the effect on this SA Objective is minor negative.
SO10	LANDSCAPE & TOWNSCAPE					• The site is assessed as having low to moderate sensitivity to development within the evidence base, owing to the site being adjacent the newly expanded settlement edge of Hailsham in this location. However, the presence of mature hedgerows and hedgerow trees, its inclusion within the Pevensey and Cuckmere Valley Link BOA, and views to the South Downs National Park increase sensitivity. • Existing residential development abuts the site to the west and other potential sites within this location have been assessed for development. Development would therefore

SUSTAINABILITY OBJECTIVE		Effects				Site No: 134/1310 Name: Land north of Harebeating Lane, Land south of A271 at Magham Down (Site A)
		S	M	L	Overall	Commentary
						integrate with this surrounding built form, but its very location on the eastern periphery of the town, does require careful consideration in creating a new edge to development that is visible from sensitive landscape surrounding. • The ongoing planning application has submitted plans that demonstrate that an enhanced landscaping scheme and buffer will be provided to enclose the site further within the existing landscaping. • Given the sites location, and subject to suitable design and layout, the proposal would not have significant effect on this SA objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site does not lie within or in close proximity to a conservation area or listed building that would impact upon the site. • An Archaeological Notification Area does not impact the site. • The site would not impact upon any heritage or cultural assets; therefore there is no significant effect on this SA Objective
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The ongoing application has set out that pedestrian and vehicular access to the site is achievable via existing residential development to the west and this has received no objection from the local highways authority as part of the ongoing planning application. • The nearest bus stop is on Battle Road, approx. 690m west of the site but there is no safe pedestrian access to it. The nearest train station is in Polegate, approx. 4.8 miles to the south of the site, although the only reasonable access to the station is via private motor vehicle. • The site is within a 30-minute walk of Hailsham Town Centre. • The site is not impacted by a public right of way.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 134/1310 Name: Land north of Harebeating Lane, Land south of A271 at Magham Down (Site A)
		S	M	L	Overall	Commentary
						• The quantum of development onsite will require provision of open space and play areas, accessible through the site on foot, reducing the need to travel off site. These areas which also be accessible to neighbouring areas, through pedestrian connectivity on and off site. This has been demonstrated to be provided as part of the ongoing planning application. • The site is in a relatively sustainable location at the northeastern edge of Hailsham with a good level of pedestrian connectivity and public transport infrastructure. • Given that the site is in close proximity to public transport options, and it has been demonstrated as part of the planning application process that a suitable vehicular and pedestrian access can be provided by neighbouring residential development, the effect on this SA Objective is minor positive.
SO14	HOUSING					• The proposed development for 150 (net) dwellings has the potential to significantly contribute to the district's identified housing need. • Furthermore, due to the size of the site, an appropriate mix of type and tenure, including affordable housing can be accommodated within the development. • 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.
SO15	HEALTH & WELLBEING					• The nearest health services are at the Quintin Medical Centre, approx. 750m to the southwest of the site. This can be reached via pedestrian footpaths or public transport. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Hailsham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly

SUSTAINABILITY OBJECTIVE		Effects				Site No: 134/1310 Name: Land north of Harebeating Lane, Land south of A271 at Magham Down (Site A)
		S	M	L	Overall	Commentary
						recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes. • The proposed development sets out larger amounts of open space on site. However, there are concerns that the open space proposed lies within a zone that will be impacted by odour from the adjacent Hailsham wastewater treatment works. This issue has not yet been resolved as part of the planning application process. • Development of the site will require a Health Impact Assessment. • Noting that the existing capacity within the health sector would need to be expanded over the longer term, this may bring some minor negative impact initially, but there is provision nearby. There are still important issues in regard to health and wellbeing that have been raised as part of the ongoing planning application in relation to the provision of open space adjacent to the Hailsham Wastewater Treatment Works. Therefore, the impacts on this SA Objective are currently uncertain.
SO16	QUALITY OF LIFE & PLACE					• The ongoing planning application for the site has demonstrated that affordable housing will be brought forward on the site which will have a positive impact on the quality of life on any development. • The proposed scheme looks to create safe, attractive, and socially integrated spaces within the development to improve quality of life. • The impact on this SA Objective is considered to be minor positive
SO17	SOCIAL DEPRIVATION					• The ongoing planning application for the site has demonstrated that affordable housing will be brought forward on the site at a rate of 40% which will have a positive impact on the quality of life on any development. • The effect on this SA Objective is likely to be minor positive. • The site is within close proximity of the services and facilities in Hailsham via walking and bus services. • The effect on this SA Objective is likely to be minor positive
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 134/1310 Name: Land north of Harebeating Lane, Land south of A271 at Magham Down (Site A)
		S	M	L	Overall	Commentary
						• However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • Development of the site would place new residents within a short journey time of services and facilities in Hailsham. However, Hailsham High Street is likely to continue in terms of viability and vitality with or without this site. • No significant effect.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest nursery and primary school is the Hailsham Primary Academy, located approximately 1km to the north west of the site and can be accessed via pedestrian footpaths. • Hailsham Community College is located approximately 350m away. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, and minor positive in the long term, given the scale of development and contribution necessary towards infrastructure.

SUMMARY OF RESULTS:	Site No: 134/1310	Name: Land north of Harebeating Lane, Land south of A271 at Magham Down (Site A)																		
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 is currently subject to an outline planning application for 150 (net) dwellings under planning reference WD/2023/0290/MAO. Hailsham is classed as a sustainable settlement in the Settlement Hierarchy, and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO3 Flood Risk and SO14 Housing** Given the site is not at risk of fluvial flooding, and that the ongoing application has provided a suitable SuDS as part of the ongoing scheme, the impact on this SA Objective is likely to be major positive over all timeframes. This is dependent on this scheme being brought forward. 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. **Minor positive effects: SO8 Green & Blue Infrastructure, SO13 Travel & Accessibility; SO16 Quality of Life & Place; SO 17 Social Deprivation and SO20 Education & Skills** The impact is considered to be minor positive, because although development of the site itself results in loss of some undeveloped land, the development would retain and enhance parts of the site for green and blue infrastructure as demonstrated within the ongoing planning application. Given that the site is in close proximity to public transport options, and it has been demonstrated as part of the planning application process that a suitable vehicular and pedestrian access can be provided by neighbouring residential development, the effect on this SA Objective is minor positive. The proposed scheme looks to create safe, attractive, and socially integrated spaces within the development to improve quality of life. The ongoing planning application for the site has demonstrated that affordable housing will be brought forward on the site which will have a positive impact on the quality of life on any development. The impact is likely to be minor positive in the short term in regard to skills and training in construction, and minor positive in the long term, given the scale of development and contribution necessary towards infrastructure. **Major negative effects:** None

	Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and 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. Whilst the ongoing planning application for the site has set out a number of mitigations to protect local biodiversity, the development would still result in the loss of land located within a biodiversity opportunity area and therefore the effect on this SA Objective is minor negative. **No significant effect:SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; and SO19 Town & Village Centre** Given the sites location, and subject to suitable design and layout, the proposal would not have significant effect on this SA objective. The site would not impact upon any heritage or cultural assets; therefore there is no significant effect on this SA Objective. The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain: SO2 Climate Change Adaption; SO4 Water Resources; SO5 Soil, Land & Minerals; SO7 Pollution; SO12 Digital Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO17 Social Deprivation.** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not selected for allocation. The close proximity of the site to the wastewater treatment works means that the residential amenities of resulting residents could not be assured through potential odour nuisance (if not suitably mitigated) and the disturbance caused by the functioning of the works. In addition, any circumstances where any odour mitigation becomes 'offline' the proximity will cause significant issues. The site is therefore considered unsuitable as it has not been proven that the odour issue can be satisfactorily mitigated. This issue has not yet been demonstrated to be resolved as part of the ongoing planning application for the site.

SHELAA Ref: 135/1310

SITE: Land South of A271 and North of Harebeating Lane, Hailsham (Site B)

SUSTAINABILITY OBJECTIVE		Effects				Site No: 135/1310 Name: Land south of A271 and north of Harebeating Lane, Hailsham (Site B)
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises 16.09ha of arable land and pastoral land, located to the northeast of Hailsham. The site is adjoined by residential development to the west. The land to the north, south and east has also been assessed for allocation within the new Local Plan. Hailsham North Wastewater Treatment Works lies adjacent the sites eastern boundary. • The site is subject to an ongoing outline planning application for 180 (net) dwellings under planning reference WD/2023/1684/MAO. • Hailsham is classed as a sustainable settlement within the settlement hierarchy due to it acting as a service centre to a wide rural catchment of a number of small villages and hamlets as well as containing extensive services and facilities (including retail, education, leisure and employment). • The nearest bus stops are on Battle Road, approx. 100m to the west of the site but there is currently no safe pedestrian access to it. The nearest train station is in Polegate, approx. 5km to the south of the site, although the only reasonable access to the station is via private motor vehicle. • The ongoing application has set out that pedestrian and vehicular access to the site is achievable a neighbouring assessed site to the west (328/1310) and this has received no objection from the local highways authority as part of the ongoing planning application. • 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 likely to result in some degree of increase in car use to reach settlements (i.e. Hailsham, Eastbourne), 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: 135/1310 Name: Land south of A271 and north of Harebeating Lane, Hailsham (Site B)
		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 some small pockets of surface water flood risk located within the site and along its northern boundary. • The site lies partially within an area of groundwater concern and is at risk of groundwater flooding. • This is a greenfield site, and the development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The ongoing planning application has set out some of the principles for climate change adaption, including the implementation of SuDS, however, as this is an outline planning application, much will still be resolved if the site progresses to reserved matters stage. • 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 some surface water flood risk located on the boundaries of the site, some of which is associated with the watercourse (River Hursthaven) that lies to the east of the site. There are also small pockets within the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 135/1310 Name: Land south of A271 and north of Harebeating Lane, Hailsham (Site B)
		S	M	L	Overall	Commentary
						• 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 ongoing planning application has submitted a flood risk assessment, however, the local flood authority has yet to raise no objection to this based on a lack of information. • Given the site is not at risk of fluvial flooding and that policies within the plan will provide for suitable mitigation for surface water runoff or groundwater flooding, the impact on this SA Objective is likely to be minor positive over all timeframes as residents and property would not be at risk.
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. Southern Water note that the site is within the Hailsham South water treat works catchment, however this site does not have network capacity, therefore reinforcements would need to be delivered ahead of occupation. • The site is not within a groundwater source protection zone. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, with drainage ditches forming part of the drainage network of the levels. Development is therefore likely to be subject to Appropriate Assessment to secure necessary mitigation to control water flows to the SAC and protect water quality. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is

SUSTAINABILITY OBJECTIVE		Effects				Site No: 135/1310 Name: Land south of A271 and north of Harebeating Lane, Hailsham (Site B)
		S	M	L	Overall	Commentary
						acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is not classified as agricultural land. • The site is not safeguarded for waste or minerals operations. • The site is a greenfield site. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction / erosion 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. During construction, this will require consideration of soil/waste disposal or retention onsite, taking account of ground levels. • 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 classed as being 'brighter' by CPREs light pollution mapping. The site is located adjacent the built form of Hailsham, and any light pollution may be seen in context of that existing development. • Notwithstanding this, the site is still of notable size and in a peripheral location to the northeast of Hailsham, where there is some landscape sensitivity. Mitigation and careful design will therefore be required to prevent further light pollution form the site. Should the ongoing planning application be approved, a condition will be attached to the decision notice to require the submission of a lighting strategy to mitigate light pollution.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 135/1310 Name: Land south of A271 and north of Harebeating Lane, Hailsham (Site B)
		S	M	L	Overall	Commentary
						• There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The North Hailsham Wastewater Treatment Works is located adjacent the northeastern corner of the site, and an odour assessment has been submitted as part of the ongoing planning application to determine any impact on proposed development and any mitigation measures that would be required. A consultee response has been received from WDC/Rother Pollution Control indicating that the proposed indicative development plan framework has successfully mitigates this impact. • The nearest bus stop is on Battle Road, approx. 100m west of the site but there is no safe pedestrian access to it. The nearest train station is in Polegate, approx. 4.8 miles to the south of the site, although the only reasonable access to the station is via private motor vehicle. • Other policies within the Local Plan will also 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. In the longer term, the effects are considered to be uncertain until full detail of the scheme and mitigation measures to address light and noise pollution are known. However, the size of the site gives opportunity for this mitigation and delivery of some development on parts of the site.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is bound by mature trees and hedgerows. There are also in field hedgerows and tree along field boundaries. This green infrastructure provides linear wildlife corridor and

SUSTAINABILITY OBJECTIVE		Effects				Site No: 135/1310 Name: Land south of A271 and north of Harebeating Lane, Hailsham (Site B)
		S	M	L	Overall	Commentary
						stepping stones to the wider countryside, including the Pevensey Levels to the east. The River Hursthaven also lies a short distance to the east of the site. • There is an existing pond located within the centre of the site and some significant trees within the southeastern part of the site. • There is Coastal and Floodplain Grazing Marsh associated with the Pevensey Levels to the east of the site and an area of traditional orchard adjoins the eastern boundary. • There are plans submitted as part of the ongoing planning application that indicate that existing vegetation will be retained and enhanced as part of any development. The application had proposed a mutli-functional green space, including semi-natural/natural green space, amenity green space and an allotments/orchard. The proposal indicates that some trees would require removal to allow for access. • Any development would also 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 minor positive, because although development of the site itself results in loss of some undeveloped land, the development would retain and enhance parts of the site for green and blue infrastructure as demonstrated within the ongoing planning application.
SO9	BIODIVERSITY					• The site is likely to have some biodiversity value, noting the greenfield nature of the site, existing vegetation, close proximity to priority habitats and the Pevensey Levels. • The site Pevensey and Cuckmere Link Biodiversity Opportunity Area adjoins the northern boundary of the site. • There is Coastal and Floodplain Grazing Marsh associated with the Pevensey Levels to the east of the site and an area of traditional orchard adjoins the eastern boundary. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels

SUSTAINABILITY OBJECTIVE		Effects				Site No: 135/1310 Name: Land south of A271 and north of Harebeating Lane, Hailsham (Site B)
		S	M	L	Overall	Commentary
						and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • The ongoing planning application has undertaken ecology surveys to understand what mitigations will be required on the site to protect existing biodiversity. The ongoing application sets out that key existing green and blue infrastructure will be retained as well as proposing new areas of woodland, species rich grassland and native scrub. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. An appropriate assessment has been submitted as part of the application to demonstrate that the proposed application would not have an impact upon the Pevensey Levels. • 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 biodiversity enhancements set out as part of the planning application become established.
SO10	LANDSCAPE & TOWNSCAPE					• The site is assessed as having moderate sensitivity to development within the evidence base. The assessment confirms that the western parts of the site are more visually enclosed within the wider landscape and have a greater relationship with the existing settlement edge and are therefore less sensitive to development. Both the sites southern and northern parts slope towards the centre of the site to form a ridge. This part of the site is significantly exposed with long distance views provided across much of the surrounding landscape, including long views to the Grade I listed church of St Mary Virgin in the historic core of Hailsham. • Existing residential development abuts the site to the west and other potential sites within this location have been assessed for development. Development would therefore integrate with this surrounding built form, but its very location on the eastern periphery of the town, does require careful consideration in creating a new edge to development that is visible from sensitive landscape surrounding. • The ongoing planning application has submitted plans that demonstrate that an enhanced landscaping scheme and buffer will be provided to enclose the site further

SUSTAINABILITY OBJECTIVE		Effects				Site No: 135/1310 Name: Land south of A271 and north of Harebeating Lane, Hailsham (Site B)
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						within the existing landscaping. However, given the sites location at the eastern periphery of Hailsham, some impact on the landscape will remain and there is a minor negative effect on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site does not lie within or in close proximity to a conservation area. • Three Grade II Listed Buildings lie to the southwest (Harebeating Windmill), west (Whiteoaks) and southeast (Longley Farmhouse) and their impact would require consideration. There are also long views to the Grade I listed church of St Mary Virgin in the historic core of Hailsham to the south. • An Archaeological Notification Area does not impact the site. • Given that the development is only at outline planning application stage, a detailed scheme on the extent of development, levels, and scale/height proposed has not yet been submitted and the effects on this SA Objective are currently uncertain.
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 ongoing application has set out that pedestrian and vehicular access to the site is achievable via adjoining land to the west (328/1310) and this has received no objection from the local highways authority as part of the ongoing planning application. • The nearest train station is in Polegate, approx. 5km to the south of the site, although the only reasonable access to the station is via private motor vehicle. The site is within a 30-minute walk of Hailsham Town Centre. • A public right of way (Hailsham 26c) crosses through the centre of the site and the proposed development indicates this will be retained and enhanced. • The quantum of development onsite will require provision of open space and play areas, accessible through the site on foot, reducing the need to travel off site. These areas

SUSTAINABILITY OBJECTIVE		Effects				Site No: 135/1310 Name: Land south of A271 and north of Harebeating Lane, Hailsham (Site B)
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						which also be accessible to neighbouring areas, through pedestrian connectivity on and off site. This has been demonstrated to be provided as part of the ongoing planning application. • The site is in a relatively sustainable location at the northeastern edge of Hailsham with a good level of pedestrian connectivity and public transport infrastructure. • Given that the site is in close proximity to public transport options, and it has been demonstrated as part of the planning application process that a suitable vehicular and pedestrian access can be provided by neighbouring residential development, the effect on this SA Objective is minor positive.
SO14	HOUSING					• The proposed development for 180 (net) dwellings has the potential to significantly contribute to the district's identified housing need. • Furthermore, due to the size of the site, an appropriate mix of type and tenure, including affordable housing can be accommodated within the development. The applicant has also indicated that 5% self-build and custom build plots will also be provided on site. • 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.
SO15	HEALTH & WELLBEING					• The nearest health services are at the Battle Road Surgery, approx. 150m to the west of the site. This can be reached via pedestrian footpaths along Battle Road. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Hailsham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 135/1310 Name: Land south of A271 and north of Harebeating Lane, Hailsham (Site B)
		S	M	L	Overall	Commentary
						• The proposed development sets out larger amounts of open space on site, including the provision of play space. • Noting that the existing capacity within the health sector would need to be expanded over the longer term, this may bring some minor negative impact initially, but there is provision nearby. The proposal also makes contribution towards this healthcare, as well as providing open space and play provision, and contributions to these, thus long term the effects on this SA Objective are likely to be minor positive.
SO16	QUALITY OF LIFE & PLACE					• The ongoing planning application for the site has demonstrated that affordable housing will be brought forward on the site which will have a positive impact on the quality of life on any development. • The proposed scheme looks to create safe, attractive and socially integrated spaces within the development to improve quality of life. • The impact on this SA Objective is considered to be minor positive
SO17	SOCIAL DEPRIVATION					• The ongoing planning application for the site has demonstrated that affordable housing will be brought forward on the site which will have a positive impact on the quality of life on any development. • The effect on this SA Objective is likely to be minor positive. • The site is within close proximity of the services and facilities in Hailsham via walking and bus services. • The effect on this SA Objective is likely to be minor positive
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 135/1310 Name: Land south of A271 and north of Harebeating Lane, Hailsham (Site B)
		S	M	L	Overall	Commentary
						• Development of the site would place new residents within a short journey time of services and facilities in Hailsham. However, Hailsham High Street is likely to continue in terms of viability and vitality with or without this site. • No significant effect.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest nursery and primary school is the Hawkes Farm Primary Academy, located approximately 800km to the northwest of the site and can be accessed via pedestrian footpaths. • Hailsham Community College is located approximately 850m away. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, and minor positive in the long term, given the scale of development and contribution necessary towards infrastructure.

SUMMARY OF RESULTS:	Site No: 135/1310 Name: Land south of A271 and north of Harebeating Lane, Hailsham (Site B)																			
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 is currently subject to an outline planning application for 180 (net) dwellings under planning reference WD/2023/1684/MAO. Hailsham is classed as a sustainable settlement in the Settlement Hierarchy, and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO14 Housing** 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. **Minor positive effects: SO3 Flood Risk SO8 Green & Blue Infrastructure, SO9 Biodiversity; SO13 Travel & Accessibility; SO15 Health & Wellbeing; SO16 Quality of Life & Place; Social Deprivation and SO20 Education & Skills** Given the site is not at risk of fluvial flooding and that policies within the plan will provide for suitable mitigation for surface water runoff or groundwater flooding, the impact on this SA Objective is likely to be minor positive over all timeframes as residents and property would not be at risk. The impact is considered to be minor positive, because although development of the site itself results in loss of some undeveloped land, the development would retain and enhance parts of the site for green and blue infrastructure and biodiversity as demonstrated within the ongoing planning application. Given that the site is in close proximity to public transport options, and it has been demonstrated as part of the planning application process that a suitable vehicular and pedestrian access can be provided via neighbouring land, the effect on this SA Objective is minor positive. Noting that the existing capacity within the health sector would need to be expanded over the longer term, this may bring some minor negative impact initially, but there is provision nearby. The proposal also makes contribution towards this healthcare, as well as providing open space and play provision, and contributions to these, thus long term the effects on this SA Objective are likely to be minor positive. The proposed scheme looks to create safe, attractive and socially integrated spaces within the development to improve quality of life. The ongoing planning application for the site has demonstrated that affordable housing will be brought forward on the site which will have a positive impact on the quality of life on any development.

	The impact is likely to be minor positive in the short term in regard to skills and training in construction, and minor positive in the long term, given the scale of development and contribution necessary towards infrastructure. **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 ongoing planning application has submitted plans that demonstrate that an enhanced landscaping scheme and buffer will be provided to enclose the site further within the existing landscaping. However, given the sites location at the eastern periphery of Hailsham, some impact on the landscape will remain and there is a minor negative effect on this SA Objective. **No significant effect: SO18 Economy & Employment; and SO19 Town & Village Centre** The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain: SO2 Climate Change Adaption; SO3 Flood Risk, SO4 Water Resources; SO5 Soil, Land & Minerals; SO7 Pollution; SO11 Historic & Cultural Heritage and SO12 Digital Infrastructure** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 180 dwellings. Taking account of the evidence base and SA it is considered that this quantum of development is appropriate for the site, and it has been proposed for allocation on this basis. The site is located on the eastern periphery of Hailsham, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The western part of this site falls within that proposed development boundary. The site conforms with the overall spatial strategy for development within Wealden as a whole as it is within reach via public transport of services and facilities within a sustainable settlement. The site is integrated into the existing settlement, however, there would be some mitigations required as part of the design to lessen the impacts on the wider landscape. The development would be required to consider the potential impacts of development on the Pevensey Levels to the east of the site and to mitigate these impacts accordingly. The development would be required to take into consideration surface water flood risk within the site and the impacts upon biodiversity, given the neighbouring BOA and priority habitat on site boundaries. These same considerations must be applied to the relationship between this site and heritage assets nearby. The site would require the provision of new pedestrian and vehicular access via neighbouring land (328/1310). A transport assessment would be required, particularly as the potential quantum of development is likely to have an impact on the wider local highway network, for which mitigation may be required. The enhancement and integration of existing public rights of way would also be required. Southern Water note that the site is within the Hailsham South water treat works catchment, however

	this site does not have network capacity, therefore reinforcements would need to be delivered ahead of occupation. Furthermore, the site would be required to take into consideration the Hailsham Sewage Works to the northeast of the site and to mitigate the impact of odour accordingly.

SHELAA Ref: 197/1310 **SITE:** Land East of Battle Road, Harebeating Lane, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 197/1310 Name: Land east of Battle Road, Harebeating Lane, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises 24.3ha of arable land, located to the east of Hailsham. The site is adjoined by recently constructed residential development to the south. The land to the west and north has also been assessed for allocation within the new Local Plan. Open countryside lines to the east of the site. • Residential development is proposed, with a proposal for 430 (net) dwellings on site. This is inclusive of 10 self-build and custom build plots. • Hailsham is classed as a sustainable settlement within the settlement hierarchy due to it acting as a service centre to a wide rural catchment of a number of small villages and hamlets as well as containing extensive services and facilities (including retail, education, leisure and employment). • There are bus stops located approximately 150m to the west of the site on Battle Road, which provide provides frequent links to Hailsham Town Centre. • There are no formal pedestrian footpaths to the site, however, Harebeating Lane to the north is a public right of way. This would require upgrading as part of any development. The nearest train station is in Polegate, approx. 5.7km south of the site, although the only reasonable access to the station is via private motor vehicle. • 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 likely to result in some degree of increase in car use to reach other settlements (i.e. Hailsham, Eastbourne), increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 197/1310 Name: Land east of Battle Road, Harebeating Lane, Hailsham
		S	M	L	Overall	Commentary
						• All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies largely within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. A small southeastern part of the site is located within flood zone 3 and development would be precluded within this location. • A watercourse (Whelpley Sewer) runs through the southeastern part of the site. There is some surface water flood risk located sporadically throughout the site. • This is a greenfield site, and the development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies largely within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. A small southeastern part of the site is located within flood zone 3 and development would be precluded within this location. • A watercourse (Whelpley Sewer) runs through the southeastern part of the site. There is some surface water flood risk located sporadically throughout the site. Given the size of the site, it is considered that this can be mitigated via SuDS. • The development proposed on the site is therefore suitable, however a sequential approach to the location of development on site will need to be taken to direct development first to the areas of the site not at risk of flooding. • The site is not within an area of groundwater concern. • The proposed development of the site is appropriate for the flood zone identified.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 197/1310 Name: Land east of Battle Road, Harebeating Lane, Hailsham
		S	M	L	Overall	Commentary
						• 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 that the site is at risk of flooding from multiple sources, effects are considered to be uncertain, as mitigation is likely to be possible however there is a lack of detail as to mitigation measures at present.
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. Southern Water note that the site is within the Hailsham South water treat works catchment, however this site does not have network capacity, therefore reinforcements would need to be delivered ahead of occupation. • The site is not within a groundwater source protection zone. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, with drainage ditches forming part of the drainage network of the levels. Development is therefore likely to be subject to Appropriate Assessment to secure necessary mitigation to control water flows to the SAC and protect water quality. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND &					• The site is not classified as agricultural land.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 197/1310 Name: Land east of Battle Road, Harebeating Lane, Hailsham
		S	M	L	Overall	Commentary
	MINERALS					• The site is not safeguarded for waste or minerals operations. • The site is a greenfield site. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction / erosion 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. During construction, this will require consideration of soil/waste disposal or retention onsite, taking account of ground levels. • 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 classed as being 'brighter' by CPREs light pollution mapping. The site is located adjacent the built form of Hailsham, and any light pollution may be seen in context of that existing development. • Notwithstanding this, the site is still of notable size and in a peripheral location to the east of Hailsham, where there is some landscape sensitivity. Mitigation and careful design will therefore be required to prevent further light pollution form the site. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed

SUSTAINABILITY OBJECTIVE		Effects				Site No: 197/1310 Name: Land east of Battle Road, Harebeating Lane, Hailsham
		S	M	L	Overall	Commentary
						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, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The North Hailsham Wastewater Treatment Works is located to the north of the site and an odour assessment would be required to determine any impact on proposed development and any mitigation measures that would be required. • There are bus stops located approximately 150m to the west of the site on Battle Road. There are no formal pedestrian footpaths to the site, however, Harebeating Lane to the north is a public right of way. This would require upgrading as part of any development. The nearest train station is in Polegate, approx. 5.7km south of the site, although the only reasonable access to the station is via private motor vehicle. • Other policies within the Local Plan will also 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. In the longer term, the effects are considered to be uncertain until full detail of the scheme and mitigation measures to address light and odour pollution are known. However, the size of the site gives opportunity for this mitigation and delivery of some development on parts of the site.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is bound by mature trees and hedgerows. There are also in field hedgerows and tree along field boundary. This green infrastructure provides linear wildlife corridor and stepping stones to the wider countryside, including the Pevensey Levels to the east. • A small area of traditional orchard adjoins a small part of the sites southern boundary. • The size of the site and likely scale of development would require on site provision of green infrastructure in the form of open spaces, as well as integration of these with surrounding features leading to increased provision of this green infrastructure in the locality.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 197/1310 Name: Land east of Battle Road, Harebeating Lane, Hailsham
		S	M	L	Overall	Commentary
						• Any development would also 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 minor positive, because although development of the site itself results in loss of some undeveloped land, the development would retain and enhance parts of the site for green space.
SO9	BIODIVERSITY					• The site is likely to have some biodiversity value, noting the greenfield nature of the site, the significant vegetation, close proximity to priority habitats and the Pevensey Levels. • The Pevensey Levels Biodiversity Opportunity Area lies a short distance to the east of the site. • A parcel of priority habitat (traditional orchard) is located to south of the site and priority habitat (coastal and floodplain grazing marsh) associated with the Pevensey Levels lies to the east. • Development would need to provide a suitable space and buffers to protect these areas and the habitat they provide, and protected species they support. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • No detailed scheme for the site has been put forward yet but development will need to follow the mitigation hierarchy of avoid, minimise, remediate, and compensate. • Given the lack of detail as to the quantum of development, and mitigation necessary, effects are considered to be uncertain at this time.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 197/1310 Name: Land east of Battle Road, Harebeating Lane, Hailsham
		S	M	L	Overall	Commentary
SO10	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to in part due to the eastern part of the site being slightly elevated and having an intact historic field pattern. Therefore, some mitigation measures and careful scheme design would be required if development were to come forward. This includes setting development back from the Pevensey Levels SAC and Ramsar site to the east and retaining, protecting and enhancing boundary and in field hedgerows and trees where possible. The assessment confirms that the western part of the site, adjacent to Battle Road, is less visually sensitive due to its association with the existing built edge of Hailsham along the road. • Existing residential development abuts the site to the south and other potential sites within this location have been assessed for development. Development would therefore integrate with this surrounding built form, but its very location on the eastern periphery of the town, does require careful consideration in creating a new edge to development that is visible from sensitive landscape surrounding. • The effect on this SA Objective is considered to be uncertain, as much will depend on the mitigation measures implemented alongside any development.
SO11	HISTORIC & CULTURAL HERITAGE					• Two Grade II Listed Buildings (Harebeating Farmhouse and Longleys Farmhouse) are located adjacent the northeastern boundary of the site. • The site does not lie within or in close proximity to a conservation area. • An Archaeological Notification Area (Harebeating) encroaches into the northeastern corner of the site. • Whilst unlikely to lead to significant or adverse effects, without further detail on extent of development, levels and scale/height proposed, impact on this SA objective is currently uncertain.
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: 197/1310 Name: Land east of Battle Road, Harebeating Lane, Hailsham
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is no existing suitable vehicular or pedestrian access to the site to serve this quantum of development. Development is therefore dependant on access being provided which could be potentially created along Harebeating Lane. Furthermore, vehicular access could also be created through the adjoining land parcel on the site's western boundary, which has been assessed under 521/1310. • There are bus stops located approximately 150m to the west of the site on Battle Road, which provide provides frequent links to Hailsham Town Centre. • Polegate Train Station is located 5.7km to the south and provides services to London and the south coast, multiple times per hour. This gives access to various employment centres via this sustainable transport mode. • The site is within a 15-minutes' walk of Hailsham Town Centre. • Two public rights of way traverse the centre of the site from north to south. • The quantum of development onsite will require provision of open space and play areas, accessible through the site on foot, reducing the need to travel off site. These areas which also be accessible to neighbouring areas, through pedestrian connectivity on and off site. • Subject to the site being able to secure acceptable vehicular and pedestrian access via improvements to Harebeating Lane or through adjacent land, the site is in a highly sustainable location with a good level of pedestrian connectivity and public transport infrastructure. • No detail is given of enhancement to current public transport provision, but dependant on scale of development, improvements may be required to further encourage use, and details should be considered via a Travel Plan. • It is considered that there are reasonable means of achieving access to sustainable travel to / from the site, and enhancements are provided by provision of additional services and amenities on site, and by providing connectivity to them, encouraging access by non-car modes of travel, bringing a minor positive effect on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 197/1310 Name: Land east of Battle Road, Harebeating Lane, Hailsham
		S	M	L	Overall	Commentary
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need. Submission documents indicate a proposal for 420 dwellings, which even if significantly reduced to account for more limited development in the constrained areas of the site (could still make a significant contribution to the Districts housing needs. • Furthermore, due to the size of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services are at the Battle Road Surgery, approx. 200m to the southwest of the site. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Hailsham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes. • The scale and quantum of development likely will result in the on-site provision of open space and play provision, in addition to making contribution towards wider youth and adult needs across the Parish. • Development of the site will require a Health Impact Assessment. • Noting that the existing capacity within the health sector would need to be expanded over the longer term, this may bring some minor negative impact initially, but there is provision

SUSTAINABILITY OBJECTIVE		Effects				Site No: 197/1310 Name: Land east of Battle Road, Harebeating Lane, Hailsham
		S	M	L	Overall	Commentary
						nearby. The proposal also makes contribution towards this healthcare, as well as providing open space and play provision, and contributions to these, thus long term the effects on this SA Objective are likely 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 and 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 housing numbers, housing types, the layout or design of the site, at the moment, the effect on this SA Objective is considered to be uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • However, the site is within close proximity of the services and facilities in Polegate via walking and bus services, if pedestrian access can be achieved. • With no details in terms of the housing type, layout or design of the site, the effect on this SA Objective is considered to be uncertain in relation to addressing social deprivation.
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. • Development of the site would place new residents within a short journey time of services and facilities in Hailsham. However, Hailsham High Street is likely to continue in terms of viability and vitality with or without this site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 197/1310 Name: Land east of Battle Road, Harebeating Lane, Hailsham
		S	M	L	Overall	Commentary
						• No significant effect.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest nursery and primary school is the White House Academy, located approximately 300m to the southeast of the site and can be accessed via pedestrian footpaths. • Hailsham Community College is located approximately 350m away. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, and minor positive in the long term, given the scale of development and contribution necessary towards infrastructure.

SUMMARY OF RESULTS:	Site No: 197/1310	Name: Land east of Battle Road, Harebeating Lane, Hailsham																		
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. Hailsham is classed as a sustainable settlement in the Settlement Hierarchy, and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO14 Housing** 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. **Minor positive effects: SO8 Green & Blue Infrastructure, SO13 Travel & Accessibility, SO15 Health & Wellbeing, and SO20 Education & Skills** The impact is considered to be minor positive, because although development of the site itself results in loss of some undeveloped land, the development would retain and enhance parts of the site for green space. It is considered that there are reasonable means of achieving access to sustainable travel to / from the site, and enhancements are provided by provision of additional services and amenities on site, and by providing connectivity to them, encouraging access by non-car modes of travel, bringing a minor positive effect on this SA Objective. Noting that the existing capacity within the health sector would need to be expanded over the longer term, this may bring some minor negative impact initially, but there is provision nearby. The proposal also makes contribution towards this healthcare, as well as providing open space and play provision, and contributions to these, thus long term the effects on this SA Objective are likely to be minor positive. The impact is likely to be minor positive in the short term in regard to skills and training in construction, and minor positive in the long term, given the scale of development and contribution necessary towards infrastructure. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact.

	The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. **No significant effect: SO18 Economy & Employment; and SO19 Town & Village Centre** The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain: SO2 Climate Change Adaption; SO3 Flood Risk, SO4 Water Resources; SO5 Soil, Land & Minerals; SO7 Pollution; SO9 Biodiversity; SO10 Landscape & Townscape; 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 proposal for the site is for 430 (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 300 (net) dwellings and has been proposed for allocation on this basis. The site is located on the eastern periphery of Hailsham, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The western part of this site falls within that proposed development boundary. The site conforms with the overall spatial strategy for development within Wealden as a whole as it is within reach via public transport of services and facilities within a sustainable settlement. The site is integrated into the existing settlement and development would have limited visual impact on the wider landscape, subject to suitable scale, design and skyline considerations. These same considerations must be applied to the relationship between this site and heritage assets nearby. The development would be required to consider the potential impacts of development on the Pevensey Levels to the east of the site and to mitigate these impacts accordingly. The site would require the provision of an upgraded pedestrian and vehicular access to support development either through enhancements to Marshfoot Lane or via neighbouring land that has also been assessed for development. A transport assessment would be required, particularly as the potential quantum of development is likely to have an impact on the wider local highway network, for which mitigation may be required. The enhancement and integration of existing public rights of way would also be required. Southern Water note that the site is within the Hailsham South water treat works catchment, however this site does not have network capacity, therefore reinforcements would need to be delivered ahead of occupation. Furthermore, the site would be required to take into consideration the Hailsham Sewage Works to the northeast of the site and to mitigate the impact of odour accordingly.

SHELAA Ref: 252/1310 **SITE:** Land Adjoining Waldernheath, Amberstone, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 252/1310 Name: Land adjoining Waldernheath, Amberstone, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises agricultural land to the northeast of Hailsham. • The site is 0.53ha in size and is proposed for 24 (net) dwellings. The promoter has indicated that market and affordable housing could be provided on site. • The nearest bus stops are directly at the front of the site on the A271 although there is no existing safe pedestrian access to the bus stop on the south side of the A271, that provides services to Hailsham. This would require the provision of a crossing. The nearest train station is in Polegate, approx. 6.4km to the south, although the only reasonable access to the station is via private motor vehicle. • 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. • Hailsham is assessed as a sustainable settlement within the settlement hierarchy as it offers a frequent and sustainable mode of public transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and within close proximity to sustainable transport. • 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. • The site is within a 35-minute walk of Hailsham High Street via existing footpaths along the A271 (Amberstone). A crossing point would be required, and the footpaths would require significant improvement works. • 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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 252/1310 Name: Land adjoining Waldernheath, Amberstone, Hailsham
		S	M	L	Overall	Commentary
						to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is a small risk of surface water flooding within the northern part of the site, however, this could be mitigated. • Parts of the site are within an area of groundwater concern and therefore there is the potential for groundwater flood risk. Further investigations would be required as part of development. • The site is greenfield, and development would introduce areas of impermeable surfaces and therefore the site could be vulnerable to the adverse effects of climate change i.e. overheating and surface water flood risk. • 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 risk of surface water flooding within the southwestern part of the site, although the site is large enough to mitigate this via SuDS. • The majority of the site is within an area of groundwater concern and therefore there is the potential for groundwater flood risk. Further investigations would be required as part of development. • The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided in terms of managing surface water runoff. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 252/1310 Name: Land adjoining Waldernheath, Amberstone, Hailsham
		S	M	L	Overall	Commentary
						• Given the site is not at risk of fluvial flooding and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes as residents and property would not be at risk.
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. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, with drainage ditches forming part of the drainage network of the levels. Development is therefore likely to be subject to Appropriate Assessment to secure necessary mitigation to control water flows to the SAC and protect water quality. • 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 agricultural land but not classified within the Agricultural Land Classification system (ALC) • The site is not safeguarded for waste or minerals operations. • The site is greenfield. • There are no known issues with contamination of land.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 252/1310 Name: Land adjoining Waldernheath, Amberstone, Hailsham
		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 within the existing built form of Hailsham and within an area classified as being 'bright' in CPREs light pollution mapping. However, given the size and location of the site to the northeast of Hailsham and the potential quantum of development, additional light pollution will be introduced. Any development would still need to minimise external lighting and be in compliance with other Local Plan policies on this. • The nearest bus stops are directly at the front of the site on the A271 although there is no existing safe pedestrian access to the bus stop on the south side of the A271, that provides services to Hailsham. This would require the provision of a crossing. The nearest train station is in Polegate, approx. 6.4km to the south, although the only reasonable access to the station is via private motor vehicle. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed

SUSTAINABILITY OBJECTIVE		Effects				Site No: 252/1310 Name: Land adjoining Waldernheath, Amberstone, Hailsham
		S	M	L	Overall	Commentary
						development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • Given the scale of development proposed, there is likely to be a significant increase in traffic and congestion on the road network, although this may be mitigated to some degree through the provision of services and facilities on the site for residents to access. • Transport surveys and modelling will be required to ascertain the impact on the road network and identify mitigation measures. • 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, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective. .
SO8	GREEN & BLUE INFRASTRUCTURE					• The mature hedgerows and trees on the boundaries of the site and a number of mature trees within the southwestern part of the site provide wildlife corridors and stepping stones to the wider area. However, this impact is limited given the surrounding land uses, which is largely formed of residential dwellings. • The trees and hedgerows contribute towards the green infrastructure network of the site as well as to the wider greenfield network. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries to maintain and enhance the green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 252/1310 Name: Land adjoining Waldernheath, Amberstone, Hailsham
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact is considered to be uncertain at this time as much will depend on the implementation of any development but there is the potential for both negative and positive effects.
SO9	BIODIVERSITY					• The mature hedgerows and trees on the boundaries of the site and a number of mature trees within the southwestern part of the site provide wildlife corridors and stepping stones to the wider countryside. • The trees and hedgerows contribute towards the green infrastructure network of the site as well as to the wider greenfield network. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries to maintain and enhance the green infrastructure network. • The site is wholly within the Pevensey and Cuckmere Valley Link BOA and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the BOA. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • 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. • Other policies within the Local Plan will address the protection and enhancement of biodiversity, as well as the requirement to provide at least 20% BNG together with the retention and protection of trees, woodlands and hedgerows. Development would need to be in compliance with the relevant polices.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 252/1310 Name: Land adjoining Waldernheath, Amberstone, Hailsham
		S	M	L	Overall	Commentary
						• Due to the potential harm from development on the BOA, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• The site is assessed as being of low to moderate sensitivity to residential development within the evidence base, due to there being no historic features or priority habitats within the site and its semi-enclosed character. • Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no listed buildings within the site or in close proximity. • The site is not affected by an Archaeological Notification Area (ANA). • The development of the site would not impact upon any heritage or cultural assets; therefore no significant effects are expected on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site does not currently have an existing vehicular access to the A271 (Amberstone) to the south. There are severe problems with creating a suitable vehicular access to serve new development in this location due to the site's proximity to the junction that connects New Road, the A271 and Featherbed Lane including poor visibility splays along the A271. • The site can be accessed via existing footpaths located on the north side of the A271 (Amberstone). These footpaths require extensive improvements to provide pedestrian access to Hailsham.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 252/1310 Name: Land adjoining Waldernheath, Amberstone, Hailsham
		S	M	L	Overall	Commentary
						• The nearest bus stops are directly at the front of the site on the A271 although there is no existing safe pedestrian access to the bus stop on the south side of the A271, that provides services to Hailsham. This would require the provision of a crossing. The nearest train station is in Polegate, approx. 6.4km to the south, although the only reasonable access to the station is via private motor vehicle. • The site is within a 35-minute walk of Hailsham High Street and has good pedestrian access via existing footpaths along Amberstone and Battle Road. • The site is not impacted by public rights of way. • 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. • Whilst the site is located adjacent sustainable public transport options and is located within the sustainable settlement of Hailsham, the effect on SA Objective is currently considered major negative at this stage given the severe problems with creating a vehicular access to the site.
SO14	HOUSING					• The site is proposed for 24 (net) dwellings. The promoter has indicated that market and affordable housing could be provided on site. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots and gypsy and traveller sites if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services are at the Quintin Medical Centre, approx. 800m to the southwest of the site. These cannot currently be provided with pedestrian footpaths and significant improvements would be required. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 252/1310 Name: Land adjoining Waldernheath, Amberstone, Hailsham
		S	M	L	Overall	Commentary
						• The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Hailsham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes. • The site is not a designated Local Green Space nor is it a formal recreational or play space. • The site is not proposing improvements to sport and recreation provision or to health service provision. • Given the size of the site, there may be potential to achieve contributions towards health and wellbeing provision, but this 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. • The redevelopment of the dilapidated buildings on site could result in a positive effect, however, due to the lack of detail on the scheme design, the impact on this SA Objective is considered to be uncertain at this stage.
SO17	SOCIAL DEPRIVATION					• The promoter for the site has indicated that market and affordable housing could be provided on site, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage

SUSTAINABILITY OBJECTIVE		Effects				Site No: 252/1310 Name: Land adjoining Waldernheath, Amberstone, Hailsham
		S	M	L	Overall	Commentary
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue, nonetheless. •
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 nursery and primary school is the Hawkes Farm Academy, approximately 1.1km to the west of the site and can be accessed via pedestrian footpaths. • Further primary, secondary and college provision is located within Hailsham to the southwest. • 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. • 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: 252/1310	Name: Land adjoining Waldernheath, Amberstone, Hailsham																		
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 to the northeast of Hailsham outside of the proposed development boundary. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. 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 flooding and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes as residents and property would not be at risk. 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: SO13 Travel & Accessibility** Whilst the site is located adjacent sustainable public transport options and is located within the sustainable settlement of Hailsham, the effect on SA Objective is currently considered major negative at this stage given the severe problems with creating a vehicular access to the site. **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 BOA, 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 and Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centres 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. However, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective. The site would not impact upon any heritage or cultural assets; therefore no significant effects are expected on this SA Objective. The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue, nonetheless. 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; SO4 Water Resources & Quality; SO5 Soil, Land & Minerals; SO8 Green & 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 it cannot achieve a suitable vehicular access to the site. There are severe problems with creating a suitable vehicular access to serve new development in this location due to the site's proximity to the junction to the A271 that connects New Road, the A271 and Featherbed Lane including poor visibility splays along the A271. There has been no additional information submitted to the Council to demonstrate that this issue can be resolved, and the site is therefore not selected for allocation.

SHELAA Ref: 294/1310 **SITE:** Hamlins Mill, Mill Road, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 294/1310 Name: Hamlins Mill, Mill Road, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of commercial workshops within the built-up boundary of Hailsham. • The site is 0.24ha in size and the applicant has proposed that 6 (net) dwellings could be provided on site. • Hailsham is assessed as a sustainable settlement within the settlement hierarchy as it offers a frequent and sustainable mode of public transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • The nearest bus stop is approx. 230m north of the site on Observatory View. There is another bus stop approx. 320m west of the site on Swan Road. Both are accessible on foot from the site. The nearest train station is in Polegate, approx. 4 miles south of the site, although the only reasonable access to the station is via private motor vehicle. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and with very close proximity to sustainable transport. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain

SUSTAINABILITY OBJECTIVE		Effects				Site No: 294/1310 Name: Hamlins Mill, Mill Road, Hailsham
		S	M	L	Overall	Commentary
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 risk of surface water flooding. • The site is brownfield land and has existing areas of impermeable surfacing. Development could reduce these areas or increase them. • Measures to deal with surface water runoff will be required as rainfall is likely to increase with climate change. • 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 risk of surface water flooding. • The site is not within an area of groundwater concern. • The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided in terms of managing surface water runoff. • 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, groundwater or surface water flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes as residents and property would not be at risk.
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. Therefore, potential for water pollution is minimal.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 294/1310 Name: Hamlins Mill, Mill Road, Hailsham
		S	M	L	Overall	Commentary
						• The site is located within the catchment of the Pevensey Levels SAC/Ramsar site. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • 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 proposed quantum of development, it is considered there will be no significant effect on this SA Objective and that mitigation through good design and compliance with local plan policies will address water efficiency.
SO5	SOIL, LAND & MINERALS					• The site is not agricultural land. • The site is not safeguarded for waster or minerals operations. • The site is a brownfield site, and its proposed development represents an efficient use of land. • Given its current use, there may be contamination on the site that would require 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 294/1310 Name: Hamlins Mill, Mill Road, Hailsham
		S	M	L	Overall	Commentary
						• 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 the existing built form of Hailsham and within an area classified as being 'very bright' in CPREs light pollution mapping. Therefore it is unlikely there will be any impacts from light pollution. However, any development would still need to minimise external lighting and be in compliance with other Local Plan policies on this. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that residential use will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The nearest bus stop is approx. 230m north of the site on Observatory View. There is another bus stop approx. 320m west of the site on Swan Road. Both are accessible on foot from the site. The nearest train station is in Polegate, approx. 4 miles south of the site, although the only reasonable access to the station is via private motor vehicle. • Given the site's proximity to public transport and relatively short walking distance to Hailsham High Street, it is considered unlikely that development will result in significantly increased traffic or congestion on the road. • There are no sources of noise pollution affecting 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, over the longer

SUSTAINABILITY OBJECTIVE		Effects				Site No: 294/1310 Name: Hamlins Mill, Mill Road, Hailsham
		S	M	L	Overall	Commentary
						term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective.
SO8	GREEN & BLUE INFRASTRUCTURE					• There is very limited vegetation within the site excluding the presence of a small number of trees on the south-eastern boundary that provide screening to the residential development at Hopper Place. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which could contribute to the green and blue infrastructure network and make a positive contribution to nature recovery. • 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. • Given the location of the site within the existing built-up area of Hailsham, it is considered there would be no significant effects on this SA Objective.
SO9	BIODIVERSITY					• There are no designated biodiversity sites, Priority Habitats or irreplaceable habitats within the site or in close proximity. Development of the site will not impact on any of them. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • The site is not within a Biodiversity Opportunity Area (BOA). • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • Given the location of the site within the existing built-up area of Hailsham and the likely lack of biodiversity on site, it is considered there would be no significant effects on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 294/1310 Name: Hamlins Mill, Mill Road, Hailsham
		S	M	L	Overall	Commentary
SO10	LANDSCAPE & TOWNSCAPE					• This site was not individually assessed within the 2023 Landscape Sensitivity Assessment as it lies within the built form of Hailsham. • Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site does not lie in close proximity to a conservation area or a listed building. • The site is partially covered by an Archaeological Notification Area (Hamlins Mill). This would require further investigation, however, the impacts of this can be mitigated. • Further archaeological investigations are required, but it is considered that development will not have an impact on heritage assets, therefore there is no significant effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site benefits from an existing vehicular access from Mill Road and this is likely suitable to serve the redevelopment of the site. • The site can be accessed via existing footpaths located along Mill Road. • The nearest bus stop is approx. 230m north of the site on Observatory View. There is another bus stop approx. 320m west of the site on Swan Road. Both are accessible on foot from the site. The nearest train station is in Polegate, approx. 4 miles south of the site, although the only reasonable access to the station is via private motor vehicle. • It is around a 10-minute walk to Hailsham High Street. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 294/1310 Name: Hamlins Mill, Mill Road, Hailsham
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is considered to be minor positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street.
SO14	HOUSING					• The site is proposing 6 (net) dwellings which will make a contribution to meeting the district's housing need with a sustainable and accessible location. • There are no details as to the type and tenure mix of housing though. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward
SO15	HEALTH & WELLBEING					• The nearest health services are at the Vicarage Field Surgery, approx. 1km to the northwest of the site. This can be reached via pedestrian footpaths or public transport. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Hailsham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes. • The site is not a designated Local Green Space nor is it a formal recreational or play space. • The site is not proposing improvements to sport and recreation provision or to health service provision.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 294/1310 Name: Hamlins Mill, Mill Road, Hailsham
		S	M	L	Overall	Commentary
						• Given the proposed scale of development, it is considered there will be no significant impact on this SA Objective as the site is unlikely to provide contributions to health and wellbeing provision.
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. • Due to the lack of information on scheme design and affordable housing provision, the effect is considered to be uncertain at this time.
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 design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is close to services and facilities within Hailsham and has access to a frequent bus service to the High Street with short journey times. • The site also has public transport access to services and facilities in Hailsham.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 294/1310 Name: Hamlins Mill, Mill Road, Hailsham
		S	M	L	Overall	Commentary
						• However, due to the scale of proposed development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue nonetheless.
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 nursery and primary school is the Phoenix Academy, 650m to the north of the site and can be accessed via pedestrian footpaths. • Further primary, secondary and college provision is located within Hailsham. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process. • 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 given the quantum of development proposed for the site.

SUMMARY OF RESULTS:	Site No: 294/1310 Name: Hamlins Mill, Mill Road, Hailsham																			
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 within the built-up boundary of Hailsham. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. 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 fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be major positive over all timeframes. **Minor Positive effects: SO13 Sustainable Travel & Accessibility and SO14 Housing** The impact on this SA Objective is considered to be minor positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street. 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 and SO6 Waste** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. **No significant effect: S04 Water Resource/Quality; SO7 Pollution; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO10 Landscape and Townscape; SO11 Historic & Cultural Heritage; SO15 Health and Wellbeing SO18 Economy & Employment; SO19 Town & Village Centres and SO20 Education & Skills** Given the proposed quantum of development, it is considered there will be no significant effect on this SA Objective and that mitigation through good design and compliance with local plan policies will address water efficiency.

	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, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective Given the location of the site within the existing built-up area of Hailsham and the likely lack of biodiversity on site, it is considered there would be no significant effects on this SA Objective. Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective. It is considered that development will not have an impact on heritage assets and therefore there is no significant effect on this SA Objective. 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 development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue, nonetheless. 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; SO5 Soil, Land & Minerals; 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 proposal is for 6 (net) dwellings. Given the findings of the evidence base and SA, it is considered that the site is appropriate for this quantum of development and has been allocated on this basis. The site is situated within the built-up area near Hailsham town centre and therefore has good access to local facilities and amenities. The site is well enclosed within the wider area therefore the impact on the landscape is limited and there are no other significant constraints affecting the site. The site would be required to provide structural landscaping to protect the amenity of surrounding residential dwellings and to provide an upgraded vehicular access from Mill Road.

SHELAA Ref: 305/1310 **SITE:** Bolneys Farm, South Road, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 305/1310 Name: Bolneys Farm, South Road, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises a large agricultural field and a derelict agricultural building. • The site is 3.57ha in size and is proposed for residential development of 56 (net) dwellings. This will include market and affordable housing. A proposed layout for the site indicates that public open space, allotments and an enhance landscape planting scheme will also be provided. • The site is located to the south and west of the built-up area of Hailsham and to the east of South Road, with medium density residential development and a small collection of employment units located to the north. The A22 forms the sites western boundary and ancient woodland (Bolneys Wood) lies to the south. • Hailsham is classed as a sustainable settlement within the settlement hierarchy due to it acting as a service centre to a wide rural catchment of a number of small villages and hamlets as well as containing extensive services and facilities (including retail, education, leisure and employment). • The site lies approx. 385m from the nearest bus stop, which is located on South Road to the north of the site. The bus stop is accessible via a footpath albeit the existing pedestrian connectivity to the bus stop is poor and requires using a crossing on South Road near a busy roundabout. • The site is located approximately 3.3km from the nearest train station in Polegate, which offers services to London, Hastings and Brighton. This sustainable form of public transport cannot be accessed via pedestrian footpaths; however, the frequent bus service does provide some connection to the train station. • The site is within a 25-minute walk of the High Street in Hailsham with its services and amenities and these can be accessed via pedestrian footpaths that lie opposite the site on the north side of South 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 305/1310 Name: Bolneys Farm, South Road, Hailsham
		S	M	L	Overall	Commentary
						• The site complies with the overall Spatial Strategy for the district as it is located within short distance of a sustainable settlement which can be accessed via public transport. • However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Eastbourne), 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 no risk of surface water flooding. • The site is greenfield, and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is no risk of surface water flooding.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 305/1310 Name: Bolneys Farm, South Road, Hailsham
		S	M	L	Overall	Commentary
						• The majority of the site lies within an area of groundwater concern and further investigation would be required. • The proposed development is therefore suitable for the flood risk zone identified and the site passes the sequential test. • 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 surface water flood risk, the impact on this SA Objective is likely to be minor positive over all timeframes as future residents and property would not be at risk.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • The development of this site will increase the demand for water consumption and wastewater treatment. • There are no watercourses within the Site or in close proximity. • The site is not within a groundwater source protection zone. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is a greenfield site. • The site is not safeguarded for minerals or waste operations.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 305/1310 Name: Bolneys Farm, South Road, Hailsham
		S	M	L	Overall	Commentary
						• There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • 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 proposed quantum of development is likely to introduce light pollution to the area. • However, the site is within an area classed as being 'brighter' by CPREs light pollution mapping and therefore impacts may not be significant and mitigation possible. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 305/1310 Name: Bolneys Farm, South Road, Hailsham
		S	M	L	Overall	Commentary
						• The site lies approx. 385m from the nearest bus stop, which is located on South Road to the north of the site. The bus stop is accessible via a footpath albeit the existing pedestrian connectivity to the bus stop is poor and requires crossing South Road on a busy roundabout. • The site is located approximately 3.3km from the nearest train station in Polegate, which offers services to London, Hastings and Brighton. This sustainable form of public transport cannot be accessed via pedestrian footpaths; however, the frequent bus service does provide some connection to the train station. • The site is within a 25-minute walk of Hailsham High Street via existing footpaths on South Road. • The development of the site may also be impacted by potential noise pollution from the A22 to the west and employment units to the north. This would require mitigation. • 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. • However, given the scale of development proposed, a degree of car use is likely to remain with the potential to impact on air pollution. • 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, although mitigation measures such as EV charging infrastructure could be implemented
SO8	GREEN & BLUE INFRASTRUCTURE					• There are extensive trees and hedgerows located along the site boundaries, but there is limited vegetation within the site. These features provide excellent stepping stones and wildlife corridors to the countryside that surrounds the site to the south and west. • The site is bounded by ancient woodland (Bolneys Wood) to the south and east, which is also categorised as priority habitat deciduous woodland. A submitted plan indicates that a 15m buffer will be provided as part of any development. • These features contribute to the site's green infrastructure network as well as the wider area. The submitted plan indicates that any development would seek to retain, protect and enhance these features to maintain the green infrastructure network.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 305/1310 Name: Bolneys Farm, South Road, Hailsham
		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 is considered to be uncertain at this time as much will depend on the implementation of a suitable landscape scheme
SO9	BIODIVERSITY					• The ancient woodland that surrounds the site to the east and south is classified as priority habitat deciduous woodland. • There are no irreplaceable habitats within the site. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • There are significant trees and hedgerows located along the site boundaries which provide good wildlife corridors and stepping stones to the wider area, particularly to the Wilmington Woodlands and Watershed BOA lies to the south, east and north of the site and slightly extends into the sites boundaries. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • 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.
SO10	LANDSCAPE & TOWNSCAPE					• The site is considered to have low to moderate sensitivity to residential development within the evidence base, in part due to its enclosed character and proximity to the A22 and Hailsham. The submitted plan indicates that enhanced

SUSTAINABILITY OBJECTIVE		Effects				Site No: 305/1310 Name: Bolneys Farm, South Road, Hailsham
		S	M	L	Overall	Commentary
						landscaping will be provided to further integrate the site within the built-up boundary of Hailsham. • Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no listed buildings within the site or in close proximity. • The site is not affected by an Archaeological Notification Area (ANA). • The development of the site would not impact upon any heritage or cultural assets; therefore no significant effects are expected on this SA Objective
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site benefits from an existing vehicular access from the A22 to the west, however, this is unsuitable to serve further development. A new vehicular access would be required from the A295 to the north; however, further investigation would be required in collaboration with East Sussex County Council to demonstrate that this is suitable. This would be required to take into consideration traffic speeds, the existing Eagles Roundabout and in compatibility with the proposed works to the Eagles Roundabout. • The site lies approx. 385m from the nearest bus stop, which is located on South Road to the north of the site. The bus stop is accessible via a footpath albeit the existing pedestrian connectivity to the bus stop is poor and requires using a crossing on South Road near a busy roundabout. Pedestrian connectivity to the bus stop would also require significant improvement. • The site is located approximately 3.3km from the nearest train station in Polegate, which offers services to London, Hastings and Brighton. This sustainable form of public

SUSTAINABILITY OBJECTIVE		Effects				Site No: 305/1310 Name: Bolneys Farm, South Road, Hailsham
		S	M	L	Overall	Commentary
						transport cannot be accessed via pedestrian footpaths; however, the frequent bus service does provide some connection to the train station. • The site is within a 25-minute walk via existing footpaths along South Road to Hailsham High Street. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be minor positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street.
SO14	HOUSING					• The site is proposing 58(net) dwellings. This will include market and affordable housing and will make a contribution to meeting the district's housing need with a sustainable and accessible location. • There are no details as to the type and tenure mix of housing though. • 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 and gypsy and traveller sites if they are to come forward
SO15	HEALTH & WELLBEING					• The nearest health services are at the Bridgefield Surgery, approx. 1.1km to the northeast of the site. This can be reached via pedestrian footpaths or public transport. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Hailsham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 305/1310 Name: Bolneys Farm, South Road, Hailsham
		S	M	L	Overall	Commentary
						• The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes. • The site is not a designated Local Green Space nor is it a formal recreational or play space. • The proposal for the site indicates that an area of play and a community allotment could be provided as part of any development. • Given the size of the site, there may be potential to achieve contributions towards health and wellbeing provision, but this 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. • Due to the lack of information on scheme design and affordable housing provision, the effect is considered to be uncertain at this time.
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 design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 305/1310 Name: Bolneys Farm, South Road, Hailsham
		S	M	L	Overall	Commentary
						• However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is close to services and facilities within Hailsham and has access to a frequent bus service to the High Street with short journey times. • However, due to the scale of proposed development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue nonetheless.
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 is Burfield Academy, approximately 250m to the north-east of the site and this can be accessed via pedestrian footpaths on South Road, although improvements would be required. • Further primary, secondary and college provision is located within Hailsham, approximately 1.5km to the north of the site. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process. • 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 given the size of the site.

SUMMARY OF RESULTS:	Site No: 305/1310 Name: Bolneys Farm, South Road, Hailsham																			
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 at the southwestern edge of Hailsham but is included within the proposed settlement boundary. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. 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 surface water flood risk, the impact on this SA Objective is likely to be minor positive over all timeframes as future residents and property would not be at risk. 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 and gypsy and traveller sites if they are to come forward. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. The impacts on this SA Objective are likely to be minor negative, although mitigation measures such as EV charging infrastructure could be implemented. **No significant effect: SO 10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centres and SO20 Education & Skills** Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective. The development of the site would not impact upon any heritage or cultural assets; therefore no significant effects are expected on this SA Objective

	The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue, nonetheless. 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; SO4 Water Resources/Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO12 Digital Infrastructure; SO13 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 56 (net) dwellings. Given the findings of the evidence base and SA it is considered that the site would be appropriate for up to 60 (net) dwellings and has been proposed for allocation on this basis. The site is situated at the periphery of the built-up area of Hailsham but benefits from close proximity to existing bus stops and is well enclosed by existing landscape features. Hailsham town centre and therefore has good access to local facilities and amenities. The development of the site would be required to improve pedestrian connectivity to the site and provide a new vehicular access from South Road to the north. Development would be required to provide suitable and appropriate protection to the ancient woodland on the sites boundaries, which is also classified as priority habitat deciduous woodland. The noise generated from the A22 to the west and industrial units to the north and the large electricity pylon within the site would also require consideration within the design of the scheme.

SHELAA Ref: 308/1310 **SITE:** Amberstone Grange, Amberstone, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 308/1310 Name: Amberstone Grange, Amberstone, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises an area of grazing paddocks to the northeast of Hailsham. • The site is 4.98ha in size and is proposed for 180 (net) dwellings. • The site is located at the northeastern periphery of Hailsham, which is classed as a sustainable settlement within the settlement hierarchy as it offers a frequent and sustainable mode of public transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • The nearest bus stop is directly at the front of the site on the A271 although there is no existing safe pedestrian access to it. The nearest train station is in Polegate, approx. 6.3km to the south, although the only reasonable access to the station is via private motor vehicle. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and within close proximity to sustainable transport. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 308/1310 Name: Amberstone Grange, Amberstone, Hailsham
		S	M	L	Overall	Commentary
SO2	CLIMATE CHANGE ADAPTATION					• The site is greenfield currently and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • The river Cuckmere forms the western and southern boundary of the site, and these areas are within Flood Zone 2 and 3a and 3b as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • However, the majority of the site is within Flood Zone 1. • 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 river Hurst Haven forms the southern boundary of the site, and approximately half of the site is within Flood Zone 2 and 3a and 3b (functional floodplain) as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The northern half of the site is within Flood Zone 1, as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site is also affected by surface water flood risk as defined by the Wealden Strategic Flood Risk Assessment. These areas are focused within the south of the site and extend along the boundaries here also. It is likely given the size of the proposed development that suitable mitigation for surface water flood risk could be implemented. • The whole site is within an area of groundwater concern and therefore may be at risk of groundwater flooding. Further investigations would be required as part of any development. • Only water compatible uses are permitted within Flood Zone 3b in line with government guidance on flood risk and coastal change. • The development proposed on the site is therefore suitable, however a sequential approach to the location of development on site will need to be taken to direct development first to the areas of the site not at risk of flooding.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 308/1310 Name: Amberstone Grange, Amberstone, Hailsham
		S	M	L	Overall	Commentary
						• Residential development would be precluded from those areas of the site within Flood Zones 2 and 3a and 3b. • 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 that the site is at risk of flooding from multiple sources, effects are considered to be uncertain, as mitigation is likely to be possible however there is a lack of detail as to mitigation measures at present.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • The development of this site will increase the demand for water consumption and wastewater treatment. • The river Hurst Haven forms the southern of the site and is classified by the Environment Agency as being in moderate ecological status and failing in its chemical status. • Development of the site could exacerbate the rivers poor status through potential pollution, directly and indirectly through surface runoff and discharge. • The site is not within a groundwater source protection zone. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • It is considered there would be minor negative effects on this SA Objective, predominantly due to the potential of the site to impact the River Hurst Haven which is currently in a poor condition and failing in its chemical status.
SO5	SOIL, LAND & MINERALS					• The site is partly agricultural land but not classified within the Agricultural Land Classification system (ALC) • The site is not safeguarded for waste or minerals operations.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 308/1310 Name: Amberstone Grange, Amberstone, Hailsham
		S	M	L	Overall	Commentary
						• The site is greenfield. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • 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 the existing built form of Hailsham and within an area classified as being 'bright' in CPREs light pollution mapping. However, given the size and location of the site to the north east of Hailsham and the potential quantum of development, additional light pollution will be introduced. Any development would still need to minimise external lighting and be in compliance with other Local Plan policies on this. • The nearest bus stop is directly at the front of the site on the A271 although there is no existing safe pedestrian access to it. The nearest train station is in Polegate, approx. 6.3km to the south, although the only reasonable access to the station is via private motor vehicle • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 308/1310 Name: Amberstone Grange, Amberstone, Hailsham
		S	M	L	Overall	Commentary
						• It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • Given the scale of development proposed, there is likely to be a significant increase in traffic and congestion on the road network, although this may be mitigated to some degree through the provision of services and facilities on the site for residents to access. • Transport surveys and modelling will be required to ascertain the impact on the road network and identify mitigation measures. • 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 provision of services and facilities on site as part of the proposals. 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					• The mature hedgerows and trees on the boundaries of the site provide wildlife corridors and stepping stones to the wider countryside. • The trees and hedgerows contribute towards the green infrastructure network of the site as well as to the wider greenfield network. • An area of coastal and floodplain grazing marsh priority habitat is located within the southern half of the site and corresponds to the area within Flood Zone 3a. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries to maintain and enhance the green infrastructure network.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 308/1310 Name: Amberstone Grange, Amberstone, Hailsham
		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 is considered to be uncertain at this time as much will depend on the implementation of any development but there is the potential for both negative and positive effects.
SO9	BIODIVERSITY					• The mature hedgerows and trees on the boundaries of the site provide wildlife corridors and stepping stones to the wider countryside. • The trees and hedgerows contribute towards the green infrastructure network of the site as well as to the wider greenfield network. • An area of coastal and floodplain grazing marsh priority habitat is located within the southern half of the site and corresponds to the area within Flood Zone 3a. • The Pevensey Levels SSSI, SAC and Ramsar site lies approximately 400m to the south east of the site. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • The site is wholly within the Pevensey and Cuckmere Valley Link BOA and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the BOA. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 308/1310 Name: Amberstone Grange, Amberstone, Hailsham
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address the protection and enhancement of biodiversity, as well as the requirement to provide at least 20% BNG together with the retention and protection of trees, woodlands and hedgerows. Development would need to be in compliance with the relevant polices. • Due to the potential harm from development on the BOA, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• The site is assessed as having moderate sensitivity to development within the evidence base, primarily due to the presence of are the mature hedgerows along the site boundaries along the road network, the inclusion of the site within the Pevensey and Cuckmere Valley Link BOA, the historic field pattern of regular piecemeal enclosure, the rural setting the site provides to Hailsham, the separation the site provides between Hailsham and Magham Down, and the visual connection to the Pevensey Levels to the east. However, it is acknowledged that the site is located on the edge of the existing built form of Hailsham, which is the District's largest settlement. • The flood zone 3 within the southern part of the site severs the site from the built up area of Hailsham and development would be isolated in this location and not relate well to the existing settlement. • It is considered the effects on this SA Objective are minor negative as development of the quantum envisioned on this site would be out of keeping with the general character and appearance of the countryside to the north east of Hailsham.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. However, a Grade II Listed Building (Amberstone Grange) and its curtilage is located adjacent to the eastern boundary of the site. • Any development would need to respect this historic setting and consider what mitigations would be required to lessen the impact of development. • The site lies adjacent an Archaeological Notification Area (Amberstone Grange) and further investigation would be required. • Due to the lack of scheme details at this time, effects are considered uncertain.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 308/1310 Name: Amberstone Grange, Amberstone, Hailsham
		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 does not currently have an existing vehicular access to the A271 (Amberstone) to the north. The site is unlikely to be able to provide a satisfactory access without the use of adjacent land and significant highway management measures. • The site can be accessed via existing footpaths located on the south side of the A271 (Amberstone). • The nearest bus stop is directly at the front of the site on the A271 although there is no existing safe pedestrian access to it. The nearest train station is in Polegate, approx. 6.3km to the south, although the only reasonable access to the station is via private motor vehicle • The site is within a 35-minute walk of Hailsham High Street and has good pedestrian access via existing footpaths along Amberstone and Battle Road. • The site is not impacted by public rights of way. • 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. • Whilst the site is located adjacent sustainable public transport options and is located within the sustainable settlement of Hailsham, the effect on SA Objective is currently considered uncertain at this stage given that is 'unknown' whether a suitable vehicular access can be achieved to the site.
SO14	HOUSING					• The proposed development of 180 (net) dwellings will significantly contribute to the Council's housing need. This will be further enhanced by the provision of affordable homes, Lifetime homes and/or self-build/custom homes, but specific details are lacking.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 308/1310 Name: Amberstone Grange, Amberstone, Hailsham
		S	M	L	Overall	Commentary
						• Therefore major positive effects are expected on this SA Objective.
SO15	HEALTH & WELLBEING					• The nearest health services are at the Quintin Medical Centre, approx. 750m to the south west of the site. This can be reached via pedestrian footpaths or public transport. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Hailsham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes. • The site is not a designated Local Green Space nor is it a formal recreational or play space. • The site is not proposing improvements to sport and recreation provision or to health service provision. • Given the size of the proposed development, 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. • 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 redevelopment of the dilapidated buildings on site could result in a positive effect, however, due to the lack of detail on the scheme design, the impact on this SA Objective is considered to be uncertain at this stage.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 308/1310 Name: Amberstone Grange, Amberstone, Hailsham
		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. • The site is in close proximity to the services and facilities in Hailsham, together with public transport, so future residents would have good access to the town centre. • The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue nonetheless.
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 nursery and primary school is the Hawkes Farm Academy, 650m to the west of the site and can be accessed via pedestrian footpaths. • Further primary, secondary and college provision is located within Hailsham to the south west. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would

SUSTAINABILITY OBJECTIVE		Effects				Site No: 308/1310 Name: Amberstone Grange, Amberstone, Hailsham
		S	M	L	Overall	Commentary
						be required in discussion with East Sussex County Council as part of the planning application process. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however given the size of the site there may be some degree of pressure on school place provision which would need to be investigated. Therefore, the effects over the longer term are uncertain at this time.

SUMMARY OF RESULTS:	Site No: 308/1310	Name: Amberstone Grange, Amberstone Hailsham																		
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 to the north east of Hailsham outside of the proposed development boundary. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. 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 significant positive contribution to meeting the district's housing needs. **Minor Positive effects: SO15 Health & Wellbeing** 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; SO4 Water Resources/Quality; SO6 Waste; SO7 Pollution; SO9 Biodiversity and SO 10 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. It is considered there would be minor negative effects on this SA Objective, predominantly due to the potential of the site to impact the River Hurst Haven which is currently in a poor condition and failing in its chemical status. 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 provision of services and facilities on site as part of the proposals. 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. Due to the potential harm from development on the BOA, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective.

	It is considered the effects on this SA Objective are minor negative as development of the quantum envisioned on this site would be out of keeping with the general character and appearance of the countryside to the north east of Hailsham. **No significant effect: SO19 Town & Village Centres** The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue nonetheless. **Uncertain: SO2 Climate Change Adaption; SO3 Flood Risk; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO 11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO13 Travel & Accessibility; SO16 Quality of Life & Place; SO17 Social Deprivation; SO18 Economy & Employment SO20 and Education & Skills** For the remaining objectives, more information is required to determine the effects**.**
Selected / Rejected for allocation	The site is not taken forward for allocation due to a combination of negative impacts. The site is severed from the existing built form of Hailsham to the south given the presence of flood risk within the southern half of the site. The northern part of the site provides a rural setting to Hailsham and is a visual connection to the Pevensey Levels to the east of the site. Development in this location would be out of keeping with the existing character of the area and would not relate well to existing liner form located along the A271 (Amberstone) in this location. There are also concerns that the site would have an impact upon the Grade II Listed Building (Amberstone Grange) and would not be able to achieve a suitable vehicular access to the site, however, further evidence would be required to assess this. Given the above issues, the site is not taken forward for allocation.

Sustainability Appraisal - Site Matrix

Parish: Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 313/1310 Name: Land adjacent Pattenden Farm, Battle Road, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is greenfield land comprising a small parcel of agricultural land. • The site is 0.69ha in size and the applicant has proposed it for residential use, although no specific quantum of growth has been provided. The site has been submitted as a planning application (in conjunction with the SHELAA site to the east under reference 521/1310) for 95 net dwellings under planning reference WD/2019/2685/MAJ. • Hailsham is assessed as a sustainable settlement within the settlement hierarchy as it offers a frequent and sustainable mode of public transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). Hailsham Town Centre is within a 15-minute walk from the site along Battle Road. • There is a bus stop outside the front of the site on Battle Road and this is accessible on foot. • The nearest train station is in Polegate, approx. 5.6km south of the site, although the only reasonable access to the station is via private motor vehicle. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and with very close proximity to sustainable transport. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 313/1310 Name: Land adjacent Pattenden Farm, Battle Road, Hailsham
		S	M	L	Overall	Commentary
						• All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no risk of surface water flooding. • Measures to deal with surface water runoff will be required as rainfall is likely to increase with climate change. • 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 risk of surface water flooding. • The site is not at risk of groundwater flooding. • The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided in terms of managing surface water runoff. • 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, surface water or groundwater flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes as residents and property would not be at risk.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 313/1310 Name: Land adjacent Pattenden Farm, Battle Road, Hailsham
		S	M	L	Overall	Commentary
						• Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • 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. • 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 agricultural land. • The site is not safeguarded for waster or minerals operations. • The site is greenfield land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 313/1310 Name: Land adjacent Pattenden Farm, Battle Road, Hailsham
		S	M	L	Overall	Commentary
						• Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is within the existing built form of Hailsham and within an area classified as being 'very bright' in CPREs light pollution mapping. Therefore it is unlikely there will be any impacts from light pollution. However, any development would still need to minimise external lighting and be in compliance with other Local Plan policies on this. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that residential use will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • Hailsham is assessed as a sustainable settlement within the settlement hierarchy as it offers a frequent and sustainable mode of public transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). Hailsham Town Centre is within a 15-minute walk from the site along Battle Road. • There is a bus stop outside the front of the site on Battle Road and this is accessible on foot. • The nearest train station is in Polegate, approx. 5.6km south of the site, although the only reasonable access to the station is via private motor vehicle.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 313/1310 Name: Land adjacent Pattenden Farm, Battle Road, Hailsham
		S	M	L	Overall	Commentary
						• The development would be required to take into consideration the noise generated from Battle Road to the west. • 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, over the longer term, given the close proximity to Hailsham town centre and public transport options, it is considered there will be no significant effect on this SA Objective.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are a number of mature trees and hedgerows located along boundaries of the site, which provide a rural setting to Hailsham on the sites eastern boundary. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which could contribute to the green and blue infrastructure network and make a positive contribution to nature recovery. • 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 effect on this SA Objective is considered to be uncertain, as much will depend on the mitigation measures implemented alongside any development.
SO9	BIODIVERSITY					• There are no designated biodiversity sites, Priority Habitats or irreplaceable habitats within the site or in close proximity. Development of the site will not impact on any of them. • The site is not within a Biodiversity Opportunity Area (BOA). • There are a number of mature trees and hedgerows located along boundaries of the site, which provide wildlife corridors to the countryside to the east of the site. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 313/1310 Name: Land adjacent Pattenden Farm, Battle Road, Hailsham
		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 will have a positive effect on biodiversity. • The effect on this SA Objective is considered to be uncertain, as much will depend on the mitigation measures implemented alongside any development.
SO10	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment states that the site has a moderate sensitivity to development due to the presence of hedgerows and mature hedgerow trees within the site and on its boundaries and the rural setting provided to Hailsham. • The effect on this SA Objective is considered to be uncertain, as much will depend on the mitigation measures implemented alongside any development.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no heritage assets within the site or in the vicinity of the site. An Archaeological Notification Area does not cover the site. • The site would not impact upon any heritage or cultural assets; therefore there is no significant effect on this SA Objective
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site benefits from an existing vehicular access Battle Road, although this would need upgrading to serve an increase in development. • The site can be accessed via existing footpaths located along Battle Road. • Hailsham is assessed as a sustainable settlement within the settlement hierarchy as it offers a frequent and sustainable mode of public transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). Hailsham Town Centre is within a 15-minute walk from the site along Battle Road.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 313/1310 Name: Land adjacent Pattenden Farm, Battle Road, Hailsham
		S	M	L	Overall	Commentary
						• There is a bus stop outside the front of the site on Battle Road and this is accessible on foot. • The nearest train station is in Polegate, approx. 5.6km south of the site, although the only reasonable access to the station is via private motor vehicle. • There are no PRoW within the site. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be major positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street.
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 (Hailsham) 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. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services are at the Battle Road Surgery, approx. 100m to the northwest of the site. This can be reached via pedestrian footpaths along Battle Road. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Hailsham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 313/1310 Name: Land adjacent Pattenden Farm, Battle Road, Hailsham
		S	M	L	Overall	Commentary
						• The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes. • The site is not a designated Local Green Space nor is it a formal recreational or play space. The site lies adjacent a playground and community allotments. • The site is not proposing improvements to sport and recreation provision or to health service provision. • Given the size of the site, there may be potential to achieve contributions towards health and wellbeing provision, but this 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. • The redevelopment of the dilapidated buildings on site could result in a positive effect, however, due to the lack of detail on the scheme design, the impact on this SA Objective is considered to be uncertain at this stage.
SO17	SOCIAL DEPRIVATION					• The promoter for the site has indicated that affordable housing or self-build and custom build plots could be provided as part of any development, 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. • The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. Therefore the effect on this SA Objective is currently uncertain.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 313/1310 Name: Land adjacent Pattenden Farm, Battle Road, Hailsham
		S	M	L	Overall	Commentary
						• However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is close to services and facilities within Hailsham and has access to a frequent bus service to the High Street with short journey times. • However, due to the scale of proposed development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue nonetheless.
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 nursery and primary school is the White House Academy, located approximately 600m to the southeast of the site and can be accessed via pedestrian footpaths and public transport. • Further primary, secondary and college provision is located within Hailsham to the south. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process. • 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 given the size of the site.

SUMMARY OF RESULTS:	Site No: 313/1310 Name: Land adjacent Pattenden Farm, Battle Road, Hailsham																			
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 within the existing built form of Hailsham. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. 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 and SO13 Sustainable Travel & Accessibility.** Given the site is not at risk of fluvial, surface water or groundwater flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes as residents and property would not be at risk. The impact on this SA Objective is considered to be major positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street. **Minor Positive effects: SO14 Housing** The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste.** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. **No significant effect: SO7 Pollution; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centres 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. However, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective

	The site would not impact upon any heritage or cultural assets; therefore no significant effects are expected on this SA Objective. The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue nonetheless. 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 given the size of the site. **Uncertain: SO2 Climate Change Adaption; SO4 Water Resources & Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO10 Landscape and Townscape; SO12 Digital Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO17 Social Deprivation** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has been submitted as a planning application (in conjunction with the SHELAA site to the east under reference 521/1310) for 95 net dwellings under planning reference WD/2019/2685/MAJ that is pending a decision. Given the findings of the evidence base and SA, it is considered that this site is appropriate for residential development and is allocated, with Site 521/1310, for a combined total of 100 (net) dwellings on this basis. The site is situated within the built-up area of Hailsham and therefore has good access to local facilities and amenities, including a bus stop for public transport. The scheme would need to take into consideration the sites position at the edge of the settlement and provide an enhanced landscaping scheme. The development must also consider the noise generated from Battle Road to the west of the site.

SHELAA Ref: 328/1310 **SITE:** 150 and 152 Battle Road, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 328/1310 Name: 150 and 152 Battle Road, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is brownfield land and comprises two residential dwellings and gardens. • The site is 0.32ha in size and the applicant has proposed that 8 (net) dwellings could be provided on site. The site has been submitted as a planning application (in conjunction with the SHELAA site to the east under reference 135/1310) for 180 net dwellings under planning reference WD/2023/1684/MAO. This site only forms the access road for this application. • Hailsham is assessed as a sustainable settlement within the settlement hierarchy as it offers a frequent and sustainable mode of public transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). Hailsham Town Centre is within a 20-minute walk from the site along Battle Road. • There is a bus stop outside the front of the site on Battle Road and this is accessible on foot. • The nearest train station is in Polegate, approx. 5.7km south of the site, although the only reasonable access to the station is via private motor vehicle. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and with very close proximity to sustainable transport. • 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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 328/1310 Name: 150 and 152 Battle Road, Hailsham
		S	M	L	Overall	Commentary
						to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no risk of surface water flooding. • Measures to deal with surface water runoff will be required as rainfall is likely to increase with climate change. • 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. • Whilst the site forms part of a planning application for a significantly larger area, the specific climate change adaptation measures for this specific site have not been 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 risk of surface water flooding. • The site is not at risk of groundwater flooding. • The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided in terms of managing surface water runoff. • 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, surface water or groundwater flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes as residents and property would not be at risk.
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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 328/1310 Name: 150 and 152 Battle Road, Hailsham
		S	M	L	Overall	Commentary
						• The site is not within a groundwater source protection zone. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • 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 proposed quantum of development, it is considered there will be no significant effect on this SA Objective and that mitigation through good design and compliance with local plan policies will address water efficiency.
SO5	SOIL, LAND & MINERALS					• The site is not agricultural land. • The site is not safeguarded for waster or minerals operations. • The site is greenfield land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 328/1310 Name: 150 and 152 Battle Road, Hailsham
		S	M	L	Overall	Commentary
						• 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 the existing built form of Hailsham and within an area classified as being 'brighter in CPREs light pollution mapping. Therefore it is unlikely there will be any impacts from light pollution. However, any development would still need to minimise external lighting and be in compliance with other Local Plan policies on this. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that residential use will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • Hailsham is assessed as a sustainable settlement within the settlement hierarchy as it offers a frequent and sustainable mode of public transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). Hailsham Town Centre is within a 20-minute walk from the site along Battle Road. • There is a bus stop outside the front of the site on Battle Road and this is accessible on foot. • The nearest train station is in Polegate, approx. 5.7km south of the site, although the only reasonable access to the station is via private motor vehicle. • The development would be required to take into consideration the noise generated from Battle Road to the west. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 328/1310 Name: 150 and 152 Battle Road, Hailsham
		S	M	L	Overall	Commentary
						• 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, over the longer term, given the close proximity to Hailsham town centre, public transport options, and the proposals for 8 (net) dwellings) it is considered there will be no significant effect on this SA Objective.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are a number of mature trees and hedgerows located along boundaries of the site, which provide a rural setting to Hailsham on the sites eastern boundary. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which could contribute to the green and blue infrastructure network and make a positive contribution to nature recovery. • 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 effect on this SA Objective is considered to be uncertain, as much will depend on the mitigation measures implemented alongside any development.
SO9	BIODIVERSITY					• There are no designated biodiversity sites, Priority Habitats or irreplaceable habitats within the site or in close proximity. Development of the site will not impact on any of them. • The site is not within a Biodiversity Opportunity Area (BOA). • There are a number of mature trees and hedgerows located along boundaries of the site, which provide wildlife corridors to the countryside to the east of the site. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 328/1310 Name: 150 and 152 Battle Road, Hailsham
		S	M	L	Overall	Commentary
						• The effect on this SA Objective is considered to be uncertain, as much will depend on the mitigation measures implemented alongside any development.
SO10	LANDSCAPE & TOWNSCAPE					• The 20223 Landscape Sensitivity Assessment states that this site has low to moderate sensitivity to residential development in part due to its location on the settlement edge and existing development on site. • Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • A Grade II Listed Building (Harebeating Windmill) lies to the southeast of the site and would require consideration as part of any development. An Archaeological Notification Area does not cover the site. • Due to the lack of scheme details at this time, effects are considered uncertain.
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 benefits from an existing vehicular access Battle Road, although this would need upgrading to serve an increase in development. • The site can be accessed via existing footpaths located along Battle Road. • Hailsham is assessed as a sustainable settlement within the settlement hierarchy as it offers a frequent and sustainable mode of public transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). Hailsham Town Centre is within a 20-minute walk from the site along Battle Road. • There is a bus stop outside the front of the site on Battle Road and this is accessible on foot.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 328/1310 Name: 150 and 152 Battle Road, Hailsham
		S	M	L	Overall	Commentary
						• The nearest train station is in Polegate, approx. 5.7km south of the site, although the only reasonable access to the station is via private motor vehicle. • There are no public rights of way within the site. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be minor positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street.
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 (Hailsham) in line with the Spatial Strategy. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services are at the Battle Road Surgery, approx. 100m to the southwest of the site. This can be reached via pedestrian footpaths along Battle Road. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Hailsham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 328/1310 Name: 150 and 152 Battle Road, Hailsham
		S	M	L	Overall	Commentary
						• The site is not a designated Local Green Space nor is it a formal recreational or play space. • The site is not proposing improvements to sport and recreation provision or to health service provision. • Given the proposed scale of development, it is considered there will be no significant impact on this SA Objective as the site is unlikely to provide contributions to health and wellbeing provision.
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. • Due to the lack of information on scheme design and affordable housing provision if this site was to come forward singularly, the effect is considered to be uncertain at this time
SO17	SOCIAL DEPRIVATION					• The promoter for the site has indicated that affordable housing or self-build and custom build plots could be provided as part of any development, 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 information on scheme design and affordable housing provision if this site was to come forward singularly, the effect is considered to be uncertain at this time
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 &					• 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: 328/1310 Name: 150 and 152 Battle Road, Hailsham
		S	M	L	Overall	Commentary
	VILLAGE CENTRES					• The site is close to services and facilities within Hailsham and has access to a frequent bus service to the High Street with short journey times. • However, due to the scale of proposed development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue nonetheless.
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 nursery and primary school is the Hawkes Farm Academy, located approximately 800m to the northwest of the site and can be accessed via pedestrian footpaths and public transport. • Further primary, secondary and college provision is located within Hailsham to the south. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process. • 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 given the size of the site.

SUMMARY OF RESULTS:	Site No: 328/1310	Name: 150 and 152 Battle Road, Hailsham																		
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 has been submitted as a planning application (in conjunction with the SHELAA site to the east under reference 135/1310) for 180 net dwellings under planning reference WD/2023/1684/MAO. This site only forms the access road for this application. The site lies within the existing built form of Hailsham. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. 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 fluvial, surface water or groundwater flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes as residents and property would not be at risk. **Minor Positive effects: SO13 Sustainable Travel & Accessibility and SO14 Housing** The impact on this SA Objective is considered to be minor positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street. 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 and SO6 Waste.** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. **No significant effect: SO4 Water Resources & Quality; SO7 Pollution; SO15 Health & Wellbeing; SO18 Economy & Employment; SO19 Town & Village Centres and SO20 Education & Skills**

	Given the proposed quantum of development, it is considered there will be no significant effect on this SA Objective and that mitigation through good design and compliance with local plan policies will address water efficiency. 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, over the longer term, given the close proximity to Hailsham town centre, public transport options, and the proposals for 8 (net) dwellings) it is considered there will be no significant effect on this SA Objective. Given the proposed scale of development, it is considered there will be no significant impact on this SA Objective as the site is unlikely to provide contributions to health and wellbeing provision. 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 The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue, nonetheless. 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 given the size of the site. **Uncertain: SO2 Climate Change Adaption; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO10 Landscape and Townscape; SO11 Historic and Cultural Assets; 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 proposal for the site is for 8 (net) dwellings. Given the findings of the evidence base and SA it is considered that the site would only be appropriate for up to 5 (net) dwellings and has been proposed for allocation on this basis. The site is situated within the built-up area Hailsham and therefore has good access to local facilities and amenities, including a bus stop for public transport. The scheme would need to take into consideration the sites position at the edge of the settlement and the Grade II Listed Building to the southeast. This would require enhanced landscaping on site boundaries. The overhead lines which cross the site would also need to be diverted or placed underground. The development must also consider the noise generated from Battle Road to the west of the site.

SHELAA Ref: 384/1310

SITE: Land at Grovelands School, Adjacent to Gleneagles Drive, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 384/1310 Name: Land at Grovelands School, adjacent to Gleneagles Drive, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of open space known as Sunningdale Close Field, that was previously used as a playing field by the neighbouring Grovelands Community Primary School but is now surplus to requirements. • The site is 1.1ha in size and is proposed for residential development of 40 (net) dwellings. • The site is within the built-up area of Hailsham with medium density residential development. Hailsham is classed as a sustainable settlement within the settlement hierarchy due to it acting as a service centre to a wide rural catchment of a number of small villages and hamlets as well as containing extensive services and facilities (including retail, education, leisure and employment). • The nearest bus stop is approx. 600m to the east of the site, on London Road and these can be accessed via pedestrian footpaths. • The site is located approximately 5.3km from the nearest train station in Polegate, which offers services to London, Hastings and Brighton. This sustainable form of public transport cannot be accessed via pedestrian footpaths; however, the frequent bus service does provide some connection to the train station. • The site is within a 15-minute walk of the High Street in Hailsham with its services and amenities and these can be accessed via 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. • The site complies with the overall Spatial Strategy for the district as it is located within short distance of a sustainable settlement which can be accessed via public transport. • However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Eastbourne), increasing emissions, although mitigation measures such as EV charging infrastructure could address this.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 384/1310 Name: Land at Grovelands School, adjacent to Gleneagles Drive, Hailsham
		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 and is not at risk of surface water flooding as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site is wholly within an area of groundwater concern and is therefore at risk of groundwater flooding. • The site is greenfield, and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 and is not at risk of surface water flooding as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The southeastern part of the site is within an area of groundwater concern and is therefore at risk of groundwater flooding. • The proposed development is therefore suitable for the flood risk zone identified and the site passes the sequential test.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 384/1310 Name: Land at Grovelands School, adjacent to Gleneagles Drive, Hailsham
		S	M	L	Overall	Commentary
						• 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 that the site is not at risk of fluvial or surface water flooding, but that further investigation is required for groundwater flooding and that suitable mitigation for surface water runoff is likely to be achievable, the effects on this SA Objective are considered to be minor positive.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • The development of this site will increase the demand for water consumption and wastewater treatment. • There are no watercourses within the Site or in close proximity. • The site is not within a groundwater source protection zone. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • 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 development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is a greenfield site. • The site is not safeguarded for minerals or waste operations.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 384/1310 Name: Land at Grovelands School, adjacent to Gleneagles Drive, Hailsham
		S	M	L	Overall	Commentary
						• There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • 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 proposed quantum of development is likely to introduce light pollution to the area. • However, the site is within an area classed as being 'brighter' by CPREs light pollution mapping and therefore impacts may not be significant and mitigation possible. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 384/1310 Name: Land at Grovelands School, adjacent to Gleneagles Drive, Hailsham
		S	M	L	Overall	Commentary
						• The nearest bus stop is approx. 600m to the east of the site, on London Road and these can be accessed via pedestrian footpaths. • The site is located approximately 5.3km from the nearest train station in Polegate, which offers services to London, Hastings and Brighton. This sustainable form of public transport cannot be accessed via pedestrian footpaths; however, the frequent bus service does provide some connection to the train station. • The site is within a 15-minute walk of the High Street in Hailsham with its services and amenities and these can be accessed via pedestrian footpaths. • 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. • However, given the scale of development proposed, a degree of car use is likely to remain with the potential to impact on air pollution. • 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, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are extensive trees and hedgerows located along the site boundaries and within the site. These features contribute to the site's green infrastructure network as well as the wider area, particularly to the ancient woodland (Tile Hurst 2), located to the west of the site, albeit on the opposite side of Gleneagles Drive. • The trees located along the western and southern boundary of the site are subject to group TPO NO, 65,199. It is anticipated that some of these would require removal in order to provide a suitable vehicular access to the site. • 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: 384/1310 Name: Land at Grovelands School, adjacent to Gleneagles Drive, Hailsham
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is considered to be minor negative at this time, as development would require the removal of some trees that are subject to a group TPO on the sites western boundary.
SO9	BIODIVERSITY					• The site is not located within a Biodiversity Opportunity Area. • There are no irreplaceable habitats within the site. • A parcel of priority habitat deciduous woodland lies to the west of the site, albeit on the opposite side of Gleneagles Drive. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • There are significant trees and hedgerows located along the site boundaries and within the site which provide good wildlife corridors and stepping stones to the wider area, • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be minor negative at this time, as development would require the removal of some trees that are subject to a group TPO on the sites western boundary.
SO10	LANDSCAPE & TOWNSCAPE					• This site was not individually assessed within the 2023 Landscape Sensitivity Assessment as it lies within the built form of Hailsham. • Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no listed buildings within the site or in close proximity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 384/1310 Name: Land at Grovelands School, adjacent to Gleneagles Drive, Hailsham
		S	M	L	Overall	Commentary
						• The site is not affected by an Archaeological Notification Area (ANA). • The site would not impact upon any heritage or cultural assets; therefore no significant effects are expected on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The does not currently benefit from an existing vehicular, however, it is considered that a vehicular access can be achieved from Glenagles Drive. This vehicular access was previously agreed as part of the planning permission (WD/2016/0348/MAO) for 40 (net) dwellings on the site that lapsed. • The nearest bus stop is approx. 600m to the east of the site, on London Road and these can be accessed via pedestrian footpaths. • The site is located approximately 5.3km from the nearest train station in Polegate, which offers services to London, Hastings and Brighton. This sustainable form of public transport cannot be accessed via pedestrian footpaths; however, the frequent bus service does provide some connection to the train station. • The site is within a 15-minute walk of the High Street in Hailsham with its services and amenities and these can be accessed via pedestrian footpaths. • A public right of way (Hailsham Footpath 22) runs through the southern part of the site. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be minor positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 384/1310 Name: Land at Grovelands School, adjacent to Gleneagles Drive, Hailsham
		S	M	L	Overall	Commentary
SO14	HOUSING					• The site is proposing 40 (net) dwellings. However, there are no details as to the type of housing to be provided (i.e. affordable homes, Lifetime Homes etc.) • 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 and gypsy and traveller sites if they are to come forward
SO15	HEALTH & WELLBEING					• The nearest health services are at the Vicarage Field Surgery, approx. 1km to the southeast of the site. This can be reached via pedestrian footpaths or public transport. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Hailsham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes. • The site is not a designated Local Green Space. • The site was previously part of the former school playing fields associated with Grovelands Primary School to the east. However, the land has not been used as a playing field at any time in the last five years. • The Hailsham Open Space Study has also indicated that there is no deficiency in the provision of sports pitches within the Parish. • Given the size of the site, there may be potential to achieve contributions towards health and wellbeing provision, but this is uncertain at this time

SUSTAINABILITY OBJECTIVE		Effects				Site No: 384/1310 Name: Land at Grovelands School, adjacent to Gleneagles Drive, Hailsham
		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. • 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. • Due to the lack of information on scheme design and affordable housing provision, the effect is considered to be uncertain at this time.
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 design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is within a short journey time by public transport and walking of services and facilities in Hailsham. • The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue nonetheless.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 384/1310 Name: Land at Grovelands School, adjacent to Gleneagles Drive, Hailsham
		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 is Grovelands Community Primary School which is located directly adjacent the sites eastern boundary and can be accessed via pedestrian footpaths. • Further primary, secondary and college provision is located within Hailsham, approximately 600m to the east of the site. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however given the size of the site there may be some degree of pressure on school place provision which would need to be investigated. Therefore, the effects over the longer term are uncertain at this time.

SUMMARY OF RESULTS:	Site No: 384/1310 Name: Land at Grovelands School, adjacent to Gleneagles Drive, Hailsham																		
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 within the built-up boundary of Hailsham. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. 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** Given that the site is not at risk of fluvial or surface water flooding, but that further investigation is required for groundwater flooding and that suitable mitigation for surface water runoff is likely to be achievable, the effects on this SA Objective are considered to be minor positive. The impact on this SA Objective is considered to be minor positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street. 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; SO8 Green & Blue Infrastructure and 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. The impact SA Objective 8 and 9 is considered to be minor negative at this time, as development would require the removal of some trees that are subject to a group TPO on the sites western boundary. **No significant effect: SO7 Pollution; SO10 Landscape and Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment and SO19 Town & Village Centres**

	The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. However, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective. The site would not impact upon any heritage or cultural assets; therefore no significant effects are expected on this SA Objective. The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue, nonetheless. **Uncertain: SO2 Climate Change Adaption; SO4 Water Resources & Quality; SO5 Soil, Land & Minerals; SO12 Digital Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO17 Social Deprivation and SO20 Education & Skills** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 40 (net) dwellings. Given the findings of the evidence base and SA it is considered that the site would be appropriate for up to 40 (net) dwellings and has been proposed for allocation on this basis. This site previously achieved outline planning permission for up to 40 residential (net) dwellings under planning reference WD/2016/0348/MAO, but this has since lapsed. The site is situated within the built-up area of Hailsham and therefore has good access to local facilities and amenities, including a bus stop for public transport. The scheme would have a limited impact on existing landscape and heritage features. The site would be required to provide a new vehicular access on the western boundary and limit the impact on the group TPO that would require removal. The development would result in the loss of playing fields, and evidence would be required to demonstrate their loss would not detrimentally impact upon playing pitch provision within Hailsham. However, given this site was previously granted planning permission for residential, this is not expected to be an issue.

SHELAA Ref: 454/1310 **SITE:** Land South of Howard Close, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 454/1310 Name: Land south of Howard Close, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises an area of grassland located within the built-up area of Hailsham. • The site is 1.8ha in size and is proposed for residential development of 44 (net) dwellings. • The site is within the southeastern part of the built-up area of Hailsham with medium density residential development. Agricultural fields form the southeastern boundary, beyond which lies a small number of employment units and the Hailsham Household Waste Recycling site. • Hailsham is classed as a sustainable settlement within the settlement hierarchy due to it acting as a service centre to a wide rural catchment of a number of small villages and hamlets as well as containing extensive services and facilities (including retail, education, leisure and employment). • The nearest bus stop is on Swan Road, approx. 245m to the north of the site but there is no direct access. This would be via Howard Close of Butts Field. • The site is located approximately 4.2km from the nearest train station in Polegate, which offers services to London, Hastings and Brighton. This sustainable form of public transport cannot be accessed via pedestrian footpaths; however, the frequent bus service does provide some connection to the train station. • The site is within a 15-minute walk of the High Street in Hailsham with its services and amenities and these can be accessed via pedestrian footpaths that lie on Mill 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. • The site complies with the overall Spatial Strategy for the district as it is located within short distance of a sustainable settlement which can be accessed via public transport. • However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Eastbourne), increasing emissions, although mitigation measures such as EV charging infrastructure could address this.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 454/1310 Name: Land south of Howard Close, Hailsham
		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 significant parts of surface water flood risk within the southern parts of the site, however, it is likely that this could be mitigated via SuDS. • The site is wholly within an area of groundwater concern and is therefore at risk of groundwater flooding. • The site is greenfield, and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is no risk of surface water flooding. • There are significant parts of surface water flood risk within the southern parts of the site, however, it is likely that this could be mitigated via SuDS.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 454/1310 Name: Land south of Howard Close, Hailsham
		S	M	L	Overall	Commentary
						• The proposed development is therefore suitable for the flood risk zone identified and the site passes the sequential test. • 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 that the site is not at risk of fluvial, but that further investigation is required for groundwater flooding and that suitable mitigation for surface water runoff is likely to be achievable, the effects on this SA Objective are considered to be minor positive.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • The development of this site will increase the demand for water consumption and wastewater treatment. • There are no watercourses within the Site or in close proximity. • The site is not within a groundwater source protection zone. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • 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 development is likely to lead to increased pressure on water resources in the district.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 454/1310 Name: Land south of Howard Close, Hailsham
		S	M	L	Overall	Commentary
SO5	SOIL, LAND & MINERALS					• The site is a greenfield site. • The site is not safeguarded for minerals or waste operations. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • 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 proposed quantum of development is likely to introduce light pollution to the area. • However, the site is within an area classed as being 'brighter' by CPREs light pollution mapping and therefore impacts may not be significant and mitigation possible. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 454/1310 Name: Land south of Howard Close, Hailsham
		S	M	L	Overall	Commentary
						• The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The nearest bus stop is on Swan Road, approx. 245m to the north of the site but there is no direct access. This would be via Howard Close of Butts Field. • The site is located approximately 4.2km from the nearest train station in Polegate, which offers services to London, Brighton and Hastings. This sustainable form of public transport cannot be accessed via pedestrian footpaths; however, the frequent bus service does provide some connection to the train station. • The site is within a 15-minute walk of the High Street in Hailsham with its services and amenities and these can be accessed via pedestrian footpaths that lie on Mill Road. • The South Hailsham Wastewater Treatment Works located to the southeast of the site may require mitigation as part of the schemes design. • 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. • However, given the scale of development proposed, a degree of car use is likely to remain with the potential to impact on air pollution. • 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, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective
SO8	GREEN & BLUE INFRASTRUCTURE					• There are extensive trees and hedgerows located along the site boundaries and within the site. These features contribute to the site's green infrastructure network as well as the wider area. • 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: 454/1310 Name: Land south of Howard Close, Hailsham
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact 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 located within a Biodiversity Opportunity Area. • There are no irreplaceable habitats within the site. • A significant part of the site is formed of priority habitat deciduous woodland, however, parts of this have been removed already. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • There are significant trees and hedgerows located along the site boundaries and within the site which provide good wildlife corridors and stepping stones to the wider area, • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be minor negative at this time, as development is likely to have an impact on parts of the priority habitat present on site, although some mitigation will be possible.
SO10	LANDSCAPE & TOWNSCAPE					• The site is assessed as having low to moderate sensitivity to residential development, in part due to its proximity to Hailsham and the site being influenced by existing urban fringe and commercial activities. If development were to come forward, existing vegetation on site should be retained where possible.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 454/1310 Name: Land south of Howard Close, Hailsham
		S	M	L	Overall	Commentary
						• Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no listed buildings within the site or in close proximity. • The site is not affected by an Archaeological Notification Area (ANA). • No significant effects are expected on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site benefits from an existing vehicular access from Howard Close to the north and this likely to be suitable to serve residential development, however, further investigation would be required in collaboration with East Sussex County Council. • The nearest bus stop is on Swan Road, approx. 245m to the north of the site but there is no direct access. This would be via Howard Close of Butts Field. • The site is located approximately 4.2km from the nearest train station in Polegate, which offers services to London, Brighton and Hastings. This sustainable form of public transport cannot be accessed via pedestrian footpaths; however, the frequent bus service does provide some connection to the train station. • The site is within a 15-minute walk via existing footpaths along Mill Road to Hailsham High Street. • A public right of way (Hailsham Footpath 43) runs adjacent the sites northeastern boundary. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 454/1310 Name: Land south of Howard Close, Hailsham
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is considered to be minor positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street.
SO14	HOUSING					• The site is proposing 44 (net) dwellings. However, there are no details as to the type of housing to be provided (i.e. affordable homes, Lifetime Homes etc.) • 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 and gypsy and traveller sites if they are to come forward
SO15	HEALTH & WELLBEING					• The nearest health services are at the Vicarage Field Surgery, approx. 1km to the north of the site. This can be reached via pedestrian footpaths or public transport. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Hailsham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes. • The site is not a designated Local Green Space nor is it a formal recreational or play space. • Given the size of the site, there may be potential to achieve contributions towards health and wellbeing provision, but this is uncertain at this time

SUSTAINABILITY OBJECTIVE		Effects				Site No: 454/1310 Name: Land south of Howard Close, Hailsham
		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. • 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. • Due to the lack of information on scheme design and affordable housing provision, the effect is considered to be uncertain at this time.
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 design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is within a short journey time by public transport and walking of services and facilities in Hailsham. • The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue, nonetheless.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 454/1310 Name: Land south of Howard Close, Hailsham
		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 is Phoenix Academy, approximately 750m to the north of the site and this can be accessed via pedestrian footpaths on Mill Road, although improvements would be required. • Further primary, secondary and college provision is located within Hailsham, approximately 1.5km to the northwest of the site. • 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. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process. • 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 given the size of the site.

SUMMARY OF RESULTS:	Site No: 454/1310 Name: Land south of Howard Close, Hailsham																			
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 within the built-up boundary of Hailsham. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. 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** Given that the site is not at risk of fluvial, but that further investigation is required for groundwater flooding and that suitable mitigation for surface water runoff is likely to be achievable, the effects on this SA Objective are considered to be minor positive. The impact on this SA Objective is considered to be minor positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street. 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 SO9 Biodiversity** All development will result in an increase in greenhouse gas emissions and waste in both construction and operation of any development 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. Development is likely to have an impact on parts of the priority habitat present on site, although some mitigation will be possible. **No significant effect: SO7 Pollution; SO10 Landscape and Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centres and SO20 Education & Skills** The type of proposed development, the site's location, and proposed mitigations as part of the proposed development means no significant effects on these SA Objectives.

	Uncertain: SO2 Climate Change Adaption; SO4 Water Resources & Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO12 Digital Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO17 Social Deprivation For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 44 (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 40 (net) dwellings and has been proposed for allocation on this basis. The site is situated within the built-up area Hailsham and therefore has good access to local facilities and amenities, including a bus stop for public transport. The site is well enclosed within the wider area therefore the impact on the landscape is limited. The scheme would be required to provide structural landscaping to protect the amenity of surrounding residential dwellings and this should include the retention of existing priority habitat located within the site where possible. The scheme would be required to provide consideration to the watercourse that forms the southern boundary of the site and to alleviate surface water flooding via the implementation of SuDS.

SHELAA Ref: 461/1310 **SITE:** Amberstone Council Depot, Amberstone, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 461/1310 Name: Amberstone Council Depot, Amberstone, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a depot for refuse and recycling lorries within the built-up boundary of Hailsham. • The site is 0.58ha in size and is being promoted for residential development, albeit no specific quantum of growth has been provided. • Hailsham is assessed as a sustainable settlement within the settlement hierarchy as it offers a frequent and sustainable mode of public transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • There are 2 bus stops on the A271, approx. 25m from the site and both are accessible on foot. The nearest train station is in Polegate, approx. 5.5 miles south, although the only reasonable access to the station is via private motor vehicle. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and with very close proximity to sustainable transport. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain

SUSTAINABILITY OBJECTIVE		Effects				Site No: 461/1310 Name: Amberstone Council Depot, Amberstone, Hailsham
		S	M	L	Overall	Commentary
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 risk of surface water flooding. • The site is brownfield land and has existing areas of impermeable surfacing. Development could reduce these areas or increase them. • Measures to deal with surface water runoff will be required as rainfall is likely to increase with climate change. • 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 risk of surface water flooding. • The majority of the site lies within an area of groundwater concern and further investigation would be required. • The proposed development is therefore suitable for the flood risk zone identified and the site passes the sequential test. • 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 surface water flood risk, the impact on this SA Objective is likely to be minor positive over all timeframes as future residents and property would not be at risk.
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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 461/1310 Name: Amberstone Council Depot, Amberstone, Hailsham
		S	M	L	Overall	Commentary
						• The site is located within the catchment of the Pevensey Levels SAC/Ramsar site. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • 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. • 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 agricultural land. • The site is not safeguarded for waster or minerals operations. • The site is a brownfield site, and its proposed development represents an efficient use of land. • Given its current use, there may be contamination on the site that would require 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 461/1310 Name: Amberstone Council Depot, Amberstone, Hailsham
		S	M	L	Overall	Commentary
						• Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is within the existing built form of Hailsham and within an area classified as being 'very bright' in CPREs light pollution mapping. Therefore it is unlikely there will be any impacts from light pollution. However, any development would still need to minimise external lighting and be in compliance with other Local Plan policies on this. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that residential use will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • There are 2 bus stops on the A271, approx. 25m from the site and both are accessible on foot. The nearest train station is in Polegate, approx. 5.5 miles south, although the only reasonable access to the station is via private motor vehicle. • The site is within a 25-minute walk of Hailsham High Street via existing footpaths on Battle 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 461/1310 Name: Amberstone Council Depot, Amberstone, Hailsham
		S	M	L	Overall	Commentary
						• 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, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective.
SO8	GREEN & BLUE INFRASTRUCTURE					• There is very limited vegetation within the site or along its boundaries excluding the presence of a small number of trees. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which could contribute to the green and blue infrastructure network and make a positive contribution to nature recovery. • 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. • Given the location of the site within the existing built-up area of Hailsham and the limited green and blue infrastructure within the site, it is considered there would be no significant effects on this SA Objective.
SO9	BIODIVERSITY					• There are no designated biodiversity sites, Priority Habitats or irreplaceable habitats within the site or in close proximity. Development of the site will not impact on any of them. • The site is bound by the Pevensey and Cuckmere Valley Link BOA to the north; however, this is now formed of recently constructed residential development. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 461/1310 Name: Amberstone Council Depot, Amberstone, Hailsham
		S	M	L	Overall	Commentary
						• Given the location of the site within the existing built-up area of Hailsham and the likely lack of biodiversity on site, it is considered there would be no significant effects on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• This site was not individually assessed within the 2023 Landscape Sensitivity Assessment as it lies within the built form of Hailsham. • Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site does not lie in close proximity to a conservation area or a listed building. • The site is partially covered by an Archaeological Notification Area (Hamlins Mill). This would require further investigation, however, the impacts of this can be mitigated. • Given the lack of historic or cultural features in this location, no significant effect is expected on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site benefits from an existing vehicular access from Amberstone Road and this is likely suitable to serve the redevelopment of the site. • The site can be accessed via existing footpaths located along Amberstone Road. • There are 2 bus stops on the A271, approx. 25m from the site and both are accessible on foot. The nearest train station is in Polegate, approx. 5.5 miles south, although the only reasonable access to the station is via private motor vehicle. • It is around a 25-minute walk to Hailsham High Street.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 461/1310 Name: Amberstone Council Depot, Amberstone, Hailsham
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be minor positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street.
SO14	HOUSING					• Although there are no detailed plans for housing delivery on this site at the moment, given its size it likely that development would contribute to the district's identified housing need. • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services are at the Quintin Medical Centre, approx. 300m to the west of the site. This can be reached via pedestrian footpaths or public transport. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Hailsham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes. • The site is not a designated Local Green Space nor is it a formal recreational or play space.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 461/1310 Name: Amberstone Council Depot, Amberstone, Hailsham
		S	M	L	Overall	Commentary
						• The site is not proposing improvements to sport and recreation provision or to health service provision. • Given the size of the site, there may be potential to achieve contributions towards health and wellbeing provision, but this 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. • Due to the lack of detail on the scheme design, the impact on this SA Objective is considered to be uncertain at this stage.
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 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. • Development of this site for housing would involve the loss of the existing employment land, the need for which would need to be assessed by the Council against development plan policy and as part of the local plan process. • Given the proposed redevelopment of the site, the impact upon this SA Objective is considered as uncertain until details regarding reprovision of the existing employment use of the site has been provided.
SO19	TOWN &					• 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: 461/1310 Name: Amberstone Council Depot, Amberstone, Hailsham
		S	M	L	Overall	Commentary
	VILLAGE CENTRES					• The site is close to services and facilities within Hailsham and has access to a frequent bus service to the High Street with short journey times. • However, due to the scale of proposed development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue nonetheless.
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 nursery and primary school is the Hailsham Primary Academy, 700m to the northwest of the site and can be accessed via pedestrian footpaths. • Further primary, secondary and college provision is located within Hailsham, approximately 1.3km to the southwest of the site. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process. • 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 given the size of the site.

SUMMARY OF RESULTS:	Site No: 461/1310	Name: Amberstone Council Depot, Amberstone, Hailsham																		
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 within the northeastern built up boundary of Hailsham. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. 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:** **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 surface water flood risk, the impact on this SA Objective is likely to be minor positive over all timeframes as future residents and property would not be at risk. The impact on this SA Objective is considered to be minor positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street. 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 and SO6 Waste** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. **No significant effect: SO7 Pollution; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO10 Landscape and Townscape; SO11 Historic & Cultural Heritage; SO15 Health and Wellbeing SO18 Economy & Employment; SO19 Town & Village Centres and SO20 Education & Skills** The type of proposed development, the site's location, and proposed mitigations as part of the proposed development means no significant effects on these SA Objectives.

	Uncertain: SO2 Climate Change Adaption; SO4 Water Resources/Quality; SO5 Soil, Land & Minerals; SO12 Digital Infrastructure; 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 proposal is for residential development although no quantum of housing has been put forward by the applicant. Given the findings of the evidence base and SA, it is considered that the site is appropriate for 15 (net) dwellings and has been proposed for allocation on this basis. The site is situated within the built-up area Hailsham and therefore has good access to local facilities and amenities, including a bus stop for public transport. The site is well enclosed within the wider area therefore the impact on the landscape is limited and there are no other significant constraints affecting the site. The site would be required to provide structural landscaping to protect the amenity of surrounding residential dwellings and to remediate any potential contamination on site. The development of the site would also require the relocation of the existing use of the site to a new facility.

SHELAA Ref: 470/1310 **SITE:** Fire Station, Victoria Road, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 470/1310 Name: Fire Station, Victoria Road, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a fire station within the centre of Hailsham. • The site is 0.27ha in size and the applicant has proposed that up to 20 (net) dwellings could be provided on site. • Hailsham is assessed as a sustainable settlement within the settlement hierarchy as it offers a frequent and sustainable mode of public transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • The nearest bus stop is on George Street approx. 80m from the site and is accessible on foot by pedestrian footpaths. The nearest train station is in Polegate, approx. 4.6km south of the site although the only reasonable access to the station is via private motor vehicle. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and with very close proximity to sustainable transport. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain

SUSTAINABILITY OBJECTIVE		Effects				Site No: 470/1310 Name: Fire Station, Victoria Road, Hailsham
		S	M	L	Overall	Commentary
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 risk of surface water flooding. • The site is brownfield land and has existing areas of impermeable surfacing. Development could reduce these areas or increase them. • Measures to deal with surface water runoff will be required as rainfall is likely to increase with climate change. • 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 risk of surface water flooding. • The site is not within an area of groundwater concern. • The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided in terms of managing surface water runoff. • 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, groundwater or surface water flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes as residents and property would not be at risk.
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. Therefore, potential for water pollution is minimal.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 470/1310 Name: Fire Station, Victoria Road, Hailsham
		S	M	L	Overall	Commentary
						• The site is located within the catchment of the Pevensey Levels SAC/Ramsar site. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • 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 agricultural land. • The site is not safeguarded for waster or minerals operations. • The site is a brownfield site, and its proposed development represents an efficient use of land. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 470/1310 Name: Fire Station, Victoria Road, Hailsham
		S	M	L	Overall	Commentary
						• 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 the existing built form of Hailsham and within an area classified as being 'very bright' in CPREs light pollution mapping. Therefore it is unlikely there will be any impacts from light pollution. However, any development would still need to minimise external lighting and be in compliance with other Local Plan policies on this. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in employment or residential use will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The nearest bus stop is on George Street approx. 80m from the site and is accessible on foot. The nearest train station is in Polegate, approx. 4.6km to the south of the site although the only reasonable access to the station is via private motor vehicle. • There is the Cuckoo Trail which offers pedestrian and cycle links to Polegate from Hailsham. • Given the site's proximity to public transport and relatively short walking distance to Hailsham High Street, it is considered unlikely that development will result in significantly increased traffic or congestion on the road. • There are no sources of noise pollution affecting 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 470/1310 Name: Fire Station, Victoria Road, Hailsham
		S	M	L	Overall	Commentary
						• 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, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective.
SO8	GREEN & BLUE INFRASTRUCTURE					• There is limited vegetation within the site itself. • The trees and hedgerows located on the sites western boundary serve to enclose the Cuckoo Trail that runs north to south along the western boundary of the site and this landscaping should be reinforced as part of any development. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which could contribute to the green and blue infrastructure network and make a positive contribution to nature recovery. • 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 effect on this SA Objective is considered to be uncertain, as much will depend on the mitigation measures implemented alongside any development
SO9	BIODIVERSITY					• There are no designated biodiversity sites, Priority Habitats or irreplaceable habitats within the site or in close proximity. Development of the site will not impact on any of them. • The Cuckoo Trail Habitat Link Boa adjoins the sites western boundary. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 470/1310 Name: Fire Station, Victoria Road, Hailsham
		S	M	L	Overall	Commentary
						• The effect on this SA Objective is considered to be uncertain, as much will depend on the mitigation measures implemented alongside any development.
SO10	LANDSCAPE & TOWNSCAPE					• This site was not individually assessed within the 2023 Landscape Sensitivity Assessment as it lies within the built form of Hailsham. • Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The Hailsham Conservation Area forms the northern and western boundaries to the site, and this contains a number of Listed Buildings. Careful consideration would need to be given to any development that comes forward, particularly in terms of the setting of the conservation area in this location. • The impact on this SA Objective is currently uncertain as no detailed scheme has been provided that sets out how the impact on listed building and the Hailsham Conservation Area could be limited.
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 benefits from an existing vehicular and pedestrian access from Victoria Road. • The nearest bus stop is on George Street approx. 80m from the site and is accessible on foot. The nearest train station is in Polegate, approx. 4.6km south of the site although the only reasonable access to the station is via private motor vehicle. • There is the Cuckoo Trail which offers pedestrian and cycle links to Polegate from Hailsham. • It is around a 2-minute walk to Hailsham High Street.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 470/1310 Name: Fire Station, Victoria Road, Hailsham
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be major positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street.
SO14	HOUSING					• The site is proposing up to 20 (net) dwellings which will make a contribution to meeting the district's housing need with a sustainable and accessible location. • 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, 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 at Bridgefield Surgery, approx. 150m to the west of the site. This can be reached via pedestrian footpaths. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Hailsham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes. • The site is not a designated Local Green Space nor is it a formal recreational or play space.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 470/1310 Name: Fire Station, Victoria Road, Hailsham
		S	M	L	Overall	Commentary
						• The site is not proposing improvements to sport and recreation provision or to health service provision. • Given the size of the site, there may be potential to achieve contributions towards health and wellbeing provision, but this 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. • Due to the lack of information on scheme design and affordable housing provision, the effect is considered to be uncertain at this time.
SO17	SOCIAL DEPRIVATION					• 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. • Due to the lack of detail on the scheme design, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is close to services and facilities within Hailsham and has access to a frequent bus service from the High Street with short journey times to other settlements.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 470/1310 Name: Fire Station, Victoria Road, Hailsham
		S	M	L	Overall	Commentary
						• However, due to the scale of proposed development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue nonetheless.
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 nursery and primary school are Whitehouse Academy, 500m to the northeast of the site and can be accessed via pedestrian footpaths. • Further primary, secondary and college provision is located within Hailsham. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process. • 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 given the size of the site.

SUMMARY OF RESULTS:	Site No: 470/1310 Name: Fire Station, Victoria Road, Hailsham																			
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 within the northeastern built up boundary of Hailsham. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. 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 and SO13 Sustainable Travel & Accessibility** Given the site is not at risk of fluvial, groundwater or surface water flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes as residents and property would not be at risk. The impact on this SA Objective is considered to be major positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street. **Minor Positive effects: SO14 Housing** The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. mitigation. **No significant effect: SO7 Pollution; SO10 Landscape and Townscape; SO18 Economy & Employment; SO19 Town & Village Centres 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. However, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective. 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. The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue, nonetheless. 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 given the size of the site. **Uncertain: SO2 Climate Change Adaption; SO4 Water Resources/Quality; SO5 Soil, Land & Minerals; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO15 Health and Wellbeing SO16 Quality of Life & Place; 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 20 (net) dwellings. Given the constraints identified within the evidence base and SA, as well as the sites area (ha), it is considered that the site would only be appropriate for up to 10 (net) dwellings and has been proposed for allocation on this basis. The site is situated within the built-up area Hailsham and therefore has good access to local facilities and amenities, including a bus stop for public transport. The scheme is well enclosed within the surrounding landscape and would have a limited impact on biodiversity. The development must be carefully designed to take into consideration the sites position adjacent the Hailsham Conservation Area and neighbouring listed buildings. The development would be required to take into consideration the residential amenity of existing dwellings.

SHELAA Ref: 521/1310 **SITE:** Land to the East of Battle Road, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 521/1310 Name: Land to the east of Battle Road, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises 6.45ha of agricultural land located at the eastern edge of Hailsham The site is adjoined by residential development to the south and west. Hailsham North Wastewater Treatment Works lies adjacent the sites eastern boundary. • The site is subject to a full planning application for 95 (net) dwellings under planning reference WD/2019/2685/MAJ. This also includes neighbouring land to the west (313/1310). • Hailsham is classed as a sustainable settlement within the settlement hierarchy due to it acting as a service centre to a wide rural catchment of a number of small villages and hamlets as well as containing extensive services and facilities (including retail, education, leisure and employment). • The nearest bus stops are on Battle Road, adjacent the site and can be accessed via pedestrian footpaths. to the west of the site. The nearest train station is in Polegate, approx. 4.8km to the south of the site, although the only reasonable access to the station is via private motor vehicle. • The ongoing full planning application has set out that pedestrian and vehicular access to the site is achievable a neighbouring assessed site to the west (313/1310) and this has received no objection from the local highways authority as part of the ongoing planning application. • The ongoing application has also set out some additional climate change mitigation methods to be implemented as part of the development of the site. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Development of the site is likely to result in some degree of increase in car use to reach settlements (i.e. Hailsham, Eastbourne), increasing emissions, although mitigation measures such as EV charging infrastructure could address this.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 521/1310 Name: Land to the east of Battle Road, Hailsham
		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 or groundwater flooding. • This is a greenfield site, and the development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The ongoing application has set out climate change adaption methods as part of the ongoing application. The site has been recommended for approval; therefore, it is considered that these are appropriate for the site. • 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 not at risk of surface water or ground water flooding. • 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: 521/1310 Name: Land to the east of Battle Road, Hailsham
		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. • The ongoing planning application for the site has demonstrated that there is no flood risk associated with the site. The application has received no objection from the local flood authority in regard to the proposed SuDS scheme for the site. • Given the site is not at risk of fluvial flooding and that the planning application for the site has received no objection from the local flood authority for the proposed development, the impact on this SA Objective is likely to be major positive over all timeframes as residents and property would not be at risk.
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. Southern Water note that the site is within the Hailsham South water treat works catchment, however this site does not have network capacity, therefore reinforcements would need to be delivered ahead of occupation. • The site is not within a groundwater source protection zone. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, with drainage ditches forming part of the drainage network of the levels. Development is therefore likely to be subject to Appropriate Assessment to secure necessary mitigation to control water flows to the SAC and protect water quality. • The applicant has provided information as part of the planning application which sets out what mitigations are proposed to ensure the protection of the Pevensey Levels. The appropriate assessment for the application concluded that the proposal would not impact upon the Pevensey Levels, which has been agreed by Natural England within their consultee response. • The applicant has submitted proposals to ensure water efficiency as part of the development as part of the ongoing planning application for 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: 521/1310 Name: Land to the east of Battle Road, Hailsham
		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 that measures to protect the Pevensey Levels and to ensure water efficiency have been secured as part of the ongoing application, the effect on this SA Objective is minor positive. This is reliant on the proposed scheme coming forward for development.
SO5	SOIL, LAND & MINERALS					• The site is not classified as agricultural land. • The site is not safeguarded for waste or minerals operations. • The site is a greenfield site. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction / erosion 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. During construction, this will require consideration of soil/waste disposal or retention onsite, taking account of ground levels. • 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 classed as being 'brighter' by CPREs light pollution mapping. The site is located adjacent the built form of Hailsham, and any light pollution may be seen in context of that existing development. • Notwithstanding this, the site is still of notable size and in a peripheral location to the east of Hailsham, where there is some landscape sensitivity. Mitigation and careful design will therefore be required to prevent further light pollution form the site. Should the ongoing

SUSTAINABILITY OBJECTIVE		Effects				Site No: 521/1310 Name: Land to the east of Battle Road, Hailsham
		S	M	L	Overall	Commentary
						planning application be approved, a condition will be attached to the decision notice to require the submission of a lighting strategy to mitigate light pollution. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The North Hailsham Wastewater Treatment Works is located to the north east of the site, however, this has been demonstrated to not impact upon the site as part of the ongoing planning application. • The nearest bus stops are on Battle Road, adjacent the site and can be accessed via pedestrian footpaths. to the west of the site. The nearest train station is in Polegate, approx. 4.8km to the south of the site, although the only reasonable access to the station is via private motor vehicle. • The ongoing full planning application has set out that pedestrian and vehicular access to the site is achievable a neighbouring assessed site to the west (313/1310) and this has received no objection from the local highways authority as part of the ongoing planning application. • Other policies within the Local Plan will also 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. In the longer term, the effects are considered to be uncertain until full details of the scheme and mitigation measures to address light pollution are known.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 521/1310 Name: Land to the east of Battle Road, Hailsham
		S	M	L	Overall	Commentary
SO8	GREEN & BLUE INFRASTRUCTURE					• There are a number of existing well managed hedgerows and a small number of trees both within the site and along its boundaries. This green infrastructure provides linear wildlife corridor and stepping stones to the wider countryside, including the Pevensey Levels to the east. • The River Hursthaven also lies a short distance to the east of the site. • The ongoing planning application for the site has submitted landscaping plans, which demonstrate that existing green infrastructure is retained and will be supplemented by additional planting, which will be secured through the discharge of the landscape condition. • Any development would also 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 minor positive, because although development of the site itself results in loss of some undeveloped land, the development would retain and enhance parts of the site for green and blue infrastructure as demonstrated within the ongoing planning application.
SO9	BIODIVERSITY					• The site is likely to have some biodiversity value, noting the greenfield nature of the site, existing vegetation, close proximity to priority habitats and the Pevensey Levels. • The site does not lie within a biodiversity opportunity area. There are no priority habitats located within the site or adjacent its boundaries. • The ongoing planning application has undertaken ecology surveys to understand what mitigations will be required on the site to protect existing biodiversity. The ongoing application sets out that key existing green and blue infrastructure will be retained as well as proposing mitigation methods to minimise impacts of hedgerow removal. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 521/1310 Name: Land to the east of Battle Road, Hailsham
		S	M	L	Overall	Commentary
						• The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. An appropriate assessment has been submitted as part of the application to demonstrate that the proposed application would not have an impact upon the Pevensey Levels. • 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 biodiversity enhancements set out as part of the planning application become established.
SO10	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment states that this site has a moderate sensitivity to residential development. • Existing residential development abuts the site to the west and south and other potential sites within this location have been assessed for development. Development would therefore integrate with this surrounding built form, but its very location on the eastern periphery of the town, does require careful consideration in creating a new edge to development that is visible from sensitive landscape surrounding. • The ongoing planning application has submitted plans that demonstrate that an enhanced landscaping scheme and buffer will be provided to enclose the site further within the existing landscaping. Therefore, there is no significant effect on this SA Objective, should the proposed development come forward, which mitigates landscape and townscape impact.
SO11	HISTORIC & CULTURAL HERITAGE					• The site does not lie within or in close proximity to a conservation area. • There are n There are no listed buildings within the site's immediate vicinity. The closest listed buildings are the Grade II Listed Yew Tree Cottage on the opposite side of Battle Road and Harebeating Windmill - adjacent to Harebeating Lane, 300m to the north. Having regard to the existing surrounding built form which lies in closer proximity to the listed buildings, it is not considered that the proposed development will have an impact on the setting of either of these listed buildings. • An Archaeological Notification Area does not impact the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 521/1310 Name: Land to the east of Battle Road, Hailsham
		S	M	L	Overall	Commentary
						• Development will not have an impact on heritage assets, therefore there is no significant effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The ongoing application has set out that pedestrian and vehicular access to the site is achievable via adjoining land to the west (313/1310) and this has received no objection from the local highways authority as part of the ongoing planning application. • The nearest train station is in Polegate, approx. 5.6km to the south of the site, although the only reasonable access to the station is via private motor vehicle. The site is within a 15-minute walk of Hailsham Town Centre. • The quantum of development onsite will require provision of open space and play areas, accessible through the site on foot, reducing the need to travel off site. These areas which also be accessible to neighbouring areas, through pedestrian connectivity on and off site. This has been demonstrated to be provided as part of the ongoing planning application. • The site is in a relatively sustainable location at the eastern edge of Hailsham with a good level of pedestrian connectivity and public transport infrastructure. • Given that the site is in close proximity to public transport options, and it has been demonstrated as part of the planning application process that a suitable vehicular and pedestrian access can be provided by neighbouring residential development, the effect on this SA Objective is major positive.
SO14	HOUSING					• The proposed development for 95 (net) dwellings has the potential to significantly contribute to the district's identified housing need. The ongoing proposals for the site

SUSTAINABILITY OBJECTIVE		Effects				Site No: 521/1310 Name: Land to the east of Battle Road, Hailsham
		S	M	L	Overall	Commentary
						indicate that affordable housing will be achieved at 35% and self-build and custom build plots at 5%. • 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.
SO15	HEALTH & WELLBEING					• The nearest health services are at the Battle Road Surgery, approx. 150m to the west of the site. This can be reached via pedestrian footpaths along Battle Road. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Hailsham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes. • The proposed development sets out larger amounts of open space on site, including the provision of play space. • Noting that the existing capacity within the health sector would need to be expanded over the longer term, this may bring some minor negative impact initially, but there is provision nearby. The proposal also makes contribution towards this healthcare, as well as providing open space and play provision, and contributions to these, thus long term the effects on this SA Objective are likely to be minor positive.
SO16	QUALITY OF LIFE & PLACE					• The ongoing planning application for the site has demonstrated that affordable housing will be brought forward on the site which will have a positive impact on the quality of life on any development.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 521/1310 Name: Land to the east of Battle Road, Hailsham
		S	M	L	Overall	Commentary
						• The proposed scheme looks to create safe, attractive and socially integrated spaces within the development to improve quality of life and has been recommended for approval by the planning officer. • The impact on this SA Objective is considered to be minor positive
SO17	SOCIAL DEPRIVATION					• The ongoing planning application for the site has demonstrated that affordable housing and self-build and custom build dwellings will be brought forward on the site which will have a positive impact on the quality of life on any development. • The effect on this SA Objective is likely to be minor positive. • The site is within close proximity of the services and facilities in Hailsham via walking and bus services. • The effect on this SA Objective is likely to be minor positive
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • Development of the site would place new residents within a short journey time of services and facilities in Hailsham. However, Hailsham High Street is likely to continue in terms of viability and vitality with or without this site. • No significant effect.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest nursery and primary school is the White House Academy, located approximately 400km to the southeast of the site and can be accessed via pedestrian footpaths. • Hailsham Community College is located approximately 400m away.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 521/1310 Name: Land to the east of Battle Road, Hailsham
		S	M	L	Overall	Commentary
						• Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, and minor positive in the long term, given the scale of development and contribution necessary towards infrastructure.

SUMMARY OF RESULTS:	Site No: 521/1310 Name: Land to the east of Battle Road, Hailsham																			
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 is subject to a full planning application for 95 (net) dwellings under planning reference WD/2019/2685/MAJ. This also includes neighbouring land to the west (313/1310). Hailsham is classed as a sustainable settlement in the Settlement Hierarchy, and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO3 Flood Risk and SO13 Travel & Accessibility** Given the site is not at risk of fluvial flooding and that the planning application for the site has received no objection from the local flood authority for the proposed development, the impact on this SA Objective is likely to be major positive over all timeframes as residents and property would not be at risk. Given that the site is in close proximity to public transport options, and it has been demonstrated as part of the planning application process that a suitable vehicular and pedestrian access can be provided by neighbouring residential development, the effect on this SA Objective is major positive. **Minor positive effects: SO4 Water Resources; SO8 Green & Blue Infrastructure, SO9 Biodiversity; SO14 Housing; SO15 Health & Wellbeing; SO16 Quality of Life & Place; Social Deprivation and SO20 Education & Skills** Given that measures to protect the Pevensey Levels and to ensure water efficiency have been secured as part of the ongoing application, the effect on this SA Objective is minor positive. This is reliant on the proposed scheme coming forward for development. The impact is considered to be minor positive, because although development of the site itself results in loss of some undeveloped land, the development would retain and enhance parts of the site for green and blue infrastructure and biodiversity as demonstrated within the ongoing planning application. The proposed development for 95 (net) dwellings has the potential to significantly contribute to the district's identified housing need. The ongoing proposals for the site indicate that affordable housing will be achieved at 35% and self-build and custom build plots at 5%. Noting that the existing capacity within the health sector would need to be expanded over the longer term, this may bring some minor negative impact initially, but there is provision nearby. The proposal also makes contribution towards this healthcare, as

	well as providing open space and play provision, and contributions to these, thus long term the effects on this SA Objective are likely to be minor positive. The proposed scheme looks to create safe, attractive and socially integrated spaces within the development to improve quality of life. The ongoing planning application for the site has demonstrated that affordable housing and self-build and custom build plots will be brought forward on the site which will have a positive impact on the quality of life on any development. The impact is likely to be minor positive in the short term in regard to skills and training in construction, and minor positive in the long term, given the scale of development and contribution necessary towards infrastructure. **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 ongoing planning application has submitted plans that demonstrate that an enhanced landscaping scheme and buffer will be provided to enclose the site further within the existing landscaping. However, given the sites location at the eastern periphery of Hailsham, some impact on the landscape will remain and there is a minor negative effect on this SA Objective. **No significant effect: SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; and SO19 Town & Village Centre** The type of proposed development, the site's location and proposed mitigations as part of the proposed development means no significant effects on these SA Objectives. **Uncertain: SO2 Climate Change Adaption; SO3 Flood Risk, SO5 Soil, Land & Minerals; SO7 Pollution; 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 proposal for the site is for 95 (net) dwellings. Given the site is subject to an ongoing full planning permission for this quantum of development, under WD/2019/2685/MAJ and which includes Site 313/1310, it is proposed for allocation on this basis. The site is located on the eastern periphery of Hailsham, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site falls within that proposed development boundary. The site conforms with the overall spatial strategy for development within Wealden as a whole as it is within reach via public transport of services and facilities within a sustainable settlement.

	The site is integrated into the existing settlement, however, there would be some mitigations required as part of the design to lessen the impacts on the wider landscape. Development must also mitigate the impacts upon biodiversity and provide enhancements throughout the site, as demonstrated within the ongoing planning application. Development would be required to consider the potential impacts on the Pevensey Levels to the east of the site and to mitigate these impacts accordingly as has been demonstrated within the ongoing planning application. The site would require the provision of new pedestrian and vehicular access via neighbouring land, which has been demonstrated to be suitable as part of the ongoing planning application.

SHELAA Ref: 524/1310 **SITE:** Land at Harebeating Nursery, Harebeating Lane, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 524/1310 Name: Land at Harebeating Nursery, Harebeating Lane, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of greenfield land that was previously used as a horticultural nursery. • The site is 0.51ha in size and the applicant has proposed that residential development can be delivered on the site, although no quantum of development has been specified. • Hailsham is assessed as a sustainable settlement within the settlement hierarchy as it offers a frequent and sustainable mode of public transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • There are bus stops located approximately 50m to the west of the site on Battle Road. There are no formal pedestrian footpaths to the site, however, Harebeating Lane to the north is a public right of way. This would require upgrading as part of any development. The nearest train station is in Polegate, approx. 5.7km south of the site, although the only reasonable access to the station is via private motor vehicle. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and with very close proximity to sustainable transport. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain

SUSTAINABILITY OBJECTIVE		Effects				Site No: 524/1310 Name: Land at Harebeating Nursery, Harebeating Lane, Hailsham
		S	M	L	Overall	Commentary
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 risk of surface water flooding. • The site is brownfield land and has existing areas of impermeable surfacing. Development could reduce these areas or increase them. • Measures to deal with surface water runoff will be required as rainfall is likely to increase with climate change. • 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 risk of surface water flooding. • The site lies partially within an area at risk of groundwater flooding. • The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided in terms of managing surface water runoff. • 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 or surface water flooding, and that policies within the plan will provide for suitable mitigation for surface water and groundwater flood risk, the impact on this SA Objective is likely to be minor positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • 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 mini The site is located within the catchment of the Pevensey Levels

SUSTAINABILITY OBJECTIVE		Effects				Site No: 524/1310 Name: Land at Harebeating Nursery, Harebeating Lane, Hailsham
		S	M	L	Overall	Commentary
						SAC/Ramsar site. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. mal. • 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 agricultural land. • The site is not safeguarded for waster or minerals operations. • Given its previous use, there may be contamination on the site that would require 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 524/1310 Name: Land at Harebeating Nursery, Harebeating Lane, Hailsham
		S	M	L	Overall	Commentary
						• 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 the existing built form of Hailsham and within an area classified as being 'brighter in CPREs light pollution mapping. Any development would still need to minimise external lighting and be in compliance with other Local Plan policies on this. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that residential use will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • There are bus stops located approximately 50m to the west of the site on Battle Road. There are no formal pedestrian footpaths to the site, however, Harebeating Lane to the north is a public right of way. This would require upgrading as part of any development. The nearest train station is in Polegate, approx. 5.7km south of the site, although the only reasonable access to the station is via private motor vehicle. • The site may be required to mitigate the noise generated from Battle Road to the west. • The Hailsham North Sewage Treatment Works lies to the northeast of the site and further investigation would be required to assess any impact upon amenity, together with mitigation measures if required. • 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, over the longer term, given the size of the site and the location close to sustainable transport, this impact

SUSTAINABILITY OBJECTIVE		Effects				Site No: 524/1310 Name: Land at Harebeating Nursery, Harebeating Lane, Hailsham
		S	M	L	Overall	Commentary
						will lessen. Given it is currently 'unknown' whether the site will be impacted by the Hailsham North Sewage Treatment Works, the current SA Impact on this site is uncertain
SO8	GREEN & BLUE INFRASTRUCTURE					• There are some mature hedgerows and trees located along the sites boundaries and these features provide good wildlife corridors and stepping stones to the countryside to the east. • These trees and hedgerows contribute to the site's green infrastructure network as well as the wider area. Any development would need to seek to retain, protect and enhance these features to maintain 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 could contribute to the green and blue infrastructure network and make a positive contribution to nature recovery. • 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					• There are no designated biodiversity sites, Priority Habitats or irreplaceable habitats within the site or in close proximity. Development of the site will not impact on any of them. • The site is not within a Biodiversity Opportunity Area (BOA). • The Pevensey Levels SSSI, SAC and Ramsar site is located to the east of the site. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 524/1310 Name: Land at Harebeating Nursery, Harebeating Lane, Hailsham
		S	M	L	Overall	Commentary
						• Given the location of the site within the existing built-up area of Hailsham and the likely lack of biodiversity on site, it is considered there would be no significant effects on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• The site is assessed as having low to moderate sensitivity to residential development within the 2023 Landscape Sensitivity Assessment to in part due to its location on the settlement edge and existing development on site. • Given the fact the site is well integrated into Hailsham, no significant effect is expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. However, a Grade II Listed Building (Harebeating Windmill) and its curtilage is located to the north of the site, beyond Harebeating Lane. • Any development would need to respect this historic setting and consider what mitigations would be required to lessen the impact of development. • The site does not lie within an Archaeological Notification Area (ANA). • Due to the lack of scheme details at this time, effects are considered uncertain.
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 accessed via Harebeating Lane, narrow, single-width track accessed via the A295 (Battle Road). The existing vehicular access would require widening to support growth on this site, however, this is considered as achievable. • A new vehicular access may be achieved via adjacent SHELAA site 521/1310 to the east, although this has not been demonstrated by the applicant.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 524/1310 Name: Land at Harebeating Nursery, Harebeating Lane, Hailsham
		S	M	L	Overall	Commentary
						• There are no formal pedestrian footpaths to the site, however, Harebeating Lane to the north is a public right of way. This would require upgrading as part of any development. • The nearest train station is in Polegate, approx. 6km south of the site, although the only reasonable access to the station is via private motor vehicle. • It is around a 15-minute walk to Hailsham High Street. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered uncertain at this stage given that the transport measures, including the provision of a suitable vehicular and pedestrian access to and from the site, are 'unknown'. However, it is considered that Harebeating Lane can be upgraded to accommodate further development.
SO14	HOUSING					• Although there are no detailed plans for housing delivery on this site at the moment, given its size it likely that development would contribute to the district's identified housing need. • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services are at the Battle Road Surgery, approx. 100m to the south west of the site. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 524/1310 Name: Land at Harebeating Nursery, Harebeating Lane, Hailsham
		S	M	L	Overall	Commentary
						• The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Hailsham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes. • Local Green Space nor is it a formal recreational or play space. • The site is not proposing improvements to sport and recreation provision or to health service provision. • Given the size of the site, there may be potential to achieve contributions towards health and wellbeing provision, but this 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. • The redevelopment of the dilapidated buildings on site could result in a positive effect, however, due to the lack of detail on the scheme design, the impact on this SA Objective is considered to be uncertain at this stage.
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 design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 524/1310 Name: Land at Harebeating Nursery, Harebeating Lane, Hailsham
		S	M	L	Overall	Commentary
						• However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is close to services and facilities within Hailsham and has access to a frequent bus service to the High Street with short journey times. • However, due to the scale of proposed development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue nonetheless.
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 nursery and primary school is the Hawkes Farm Academy, located approximately 800m to the north west of the site and can be accessed via pedestrian footpaths. • Further primary, secondary and college provision is located within Hailsham to the south. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process. • 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 given the size of the site.

SUMMARY OF RESULTS:	Site No: 524/1310 Name: Land at Harebeating Nursery, Harebeating Lane, Hailsham																			
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 within the built up boundary of Hailsham. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. 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 flooding or surface water flooding, and that policies within the plan will provide for suitable mitigation for surface water and groundwater flood risk, the impact on this SA Objective is likely to be major positive over all timeframes. 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 and SO6 Waste** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. **No significant effect: SO7 Pollution; SO9 Biodiversity; SO10 Landscape and Townscape; SO18 Economy & Employment; SO19 Town & Village Centres 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. However, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective Given the location of the site within the existing built up area of Hailsham and the likely lack of biodiversity on site, it is considered there would be no significant effects on this SA Objective.

	Given the fact the site is well integrated into Hailsham, no significant effect is expected on this SA Objective. 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. The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue nonetheless. 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 given the size of the site. **Uncertain: SO2 Climate Change Adaption; SO4 Water Resources & Quality; SO5 Soil, Land & Minerals; SO7 Pollution; SO8 Green & Blue Infrastructure; SO11 Historic & Cultural Heritage; 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 is for residential development although the quantum of housing has not been specified by the applicant. However, given the findings of the evidence base and SA, it is considered that the site is appropriate for 10 (net) dwellings and has been allocated on this basis. The site is situated within the built-up area of Hailsham and therefore has good access to local facilities and amenities, including a bus stop for public transport. The scheme would need to take into consideration the sites position at the edge of the settlement and the Grade II Listed Building (Harebeating Windmill) to the north. This would require enhanced landscaping on site boundaries. The development must also consider the noise generated from Battle Road to the west of the site and potential odour from the nearby sewage treatment works.

SHELAA Ref: 621/1310 **SITE:** Land at Hailsham Delivery Offices, 11 North Street, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 621/1310 Name: Land at Hailsham Delivery Offices, 11 North Street, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a post office sorting office within the centre of Hailsham. • The site is 0.15ha in size and the applicant has proposed that up to 30 (net) dwellings could be provided on site. • Hailsham is assessed as a sustainable settlement within the settlement hierarchy as it offers a frequent and sustainable mode of public transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • The nearest bus stop is on George Street approx. 100m south from the site and is accessible on foot. The nearest train station is in Polegate, approx. 4.7km south of the site although the only reasonable access to the station is via private motor vehicle. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and with very close proximity to sustainable transport. • 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 no risk of surface water flooding.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 621/1310 Name: Land at Hailsham Delivery Offices, 11 North Street, Hailsham
		S	M	L	Overall	Commentary
						• The site is brownfield land and has existing areas of impermeable surfacing. Development could reduce these areas or increase them. • Measures to deal with surface water runoff will be required as rainfall is likely to increase with climate change. • 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 risk of surface water flooding. • The site is not within an area of groundwater concern. • The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided in terms of managing surface water runoff. • 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, groundwater or surface water flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes as residents and property would not be at risk.
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. Therefore, potential for water pollution is minimal. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site. Development may drain to the Levels and will therefore be subject to Appropriate

SUSTAINABILITY OBJECTIVE		Effects				Site No: 621/1310 Name: Land at Hailsham Delivery Offices, 11 North Street, Hailsham
		S	M	L	Overall	Commentary
						Assessment to secure necessary mitigation to control water flows and protect water quality, and protect the biodiversity of the Levels. • 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 agricultural land. • The site is not safeguarded for waster or minerals operations. • The site is a brownfield site and its proposed development represents an efficient use of land. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 621/1310 Name: Land at Hailsham Delivery Offices, 11 North Street, Hailsham
		S	M	L	Overall	Commentary
						• 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 the existing built form of Hailsham and within an area classified as being 'very bright' in CPREs light pollution mapping. Therefore it is unlikely there will be any impacts from light pollution. However, any development would still need to minimise external lighting and be in compliance with other Local Plan policies on this. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in employment or residential use will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The nearest bus stop is on George Street approx. 100m south from the site and is accessible on foot. The nearest train station is in Polegate, approx. 4.7km south of the site although the only reasonable access to the station is via private motor vehicle. • There is the Cuckoo Trail which offers pedestrian and cycle links to Polegate from Hailsham. • Given the site's proximity to public transport and relatively short walking distance to Hailsham High Street, it is considered unlikely that development will result in significantly increased traffic or congestion on the road. • There are no sources of noise pollution affecting 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, over the longer

SUSTAINABILITY OBJECTIVE		Effects				Site No: 621/1310 Name: Land at Hailsham Delivery Offices, 11 North Street, Hailsham
		S	M	L	Overall	Commentary
						term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective.
SO8	GREEN & BLUE INFRASTRUCTURE					• There is limited vegetation within the site itself. • The trees and hedgerows located on the sites western boundary serve to enclose the Cuckoo Trail that runs north to south along the western boundary of the site and this landscaping should be reinforced as part of any development. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which could contribute to the green and blue infrastructure network and make a positive contribution to nature recovery. • 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 effect on this SA Objective is considered to be uncertain, as much will depend on the mitigation measures implemented alongside any development
SO9	BIODIVERSITY					• There are no designated biodiversity sites, Priority Habitats or irreplaceable habitats within the site or in close proximity. Development of the site will not impact on any of them. • The Cuckoo Trail Habitat Link Boa adjoins the sites western boundary. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • The effect on this SA Objective is considered to be uncertain, as much will depend on the mitigation measures implemented alongside any development.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 621/1310 Name: Land at Hailsham Delivery Offices, 11 North Street, Hailsham
		S	M	L	Overall	Commentary
SO10	LANDSCAPE & TOWNSCAPE					• This site was not individually assessed within the 2023 Landscape Sensitivity Assessment as it lies within the built form of Hailsham. • Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site does not lie in close proximity to any listed buildings. • The site is located adjacent the Hailsham Conservation Area and this would require consideration as part of any scheme. • The site is partially covered by an Archaeological Notification Area (Hamlins Mill). This would require further investigation, however, the impacts of this can be mitigated. • Given the lack of historic or cultural features in this location, no significant effect is expected on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site benefits from an existing vehicular access from North Street, albeit this is likely to require upgrading to support further development, but this is considered achievable. • The site can be accessed via existing footpaths located along North Street. • The nearest bus stop is on George Street approx. 100m south from the site and is accessible on foot. The nearest train station is in Polegate, approx. 4.7km south of the site although the only reasonable access to the station is via private motor vehicle. • There is the Cuckoo Trail which offers pedestrian and cycle links to Polegate from Hailsham. • It is around a 2 minute walk to Hailsham High Street.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 621/1310 Name: Land at Hailsham Delivery Offices, 11 North Street, Hailsham
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be major positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street.
SO14	HOUSING					• The site is proposing up to 30 (net) dwellings which will make a contribution to meeting the district's housing need with a sustainable and accessible location. • 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, 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 at Bridgefield Surgery, approx. 100m to the south west of the site. This can be reached via pedestrian footpaths. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Hailsham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes. • The site is not a designated Local Green Space nor is it a formal recreational or play space.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 621/1310 Name: Land at Hailsham Delivery Offices, 11 North Street, Hailsham
		S	M	L	Overall	Commentary
						• The site is not proposing improvements to sport and recreation provision or to health service provision. • Given the size of the site, there may be potential to achieve contributions towards health and wellbeing provision, but this 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. • Due to the lack of information on scheme design and affordable housing provision, the effect is considered to be uncertain at this time.
SO17	SOCIAL DEPRIVATION					• 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. • Due to the lack of detail on the scheme design, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • Development of this site for housing would involve the loss of the existing employment land, the need for which would need to be assessed by the Council against development plan policy and as part of the local plan process. • Given the proposed redevelopment of the site, the impact upon this SA Objective is considered as uncertain until details regarding reprovision of the existing employment use of the site has been provided.
SO19	TOWN &					• The site is not proposing any retail floorspace.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 621/1310 Name: Land at Hailsham Delivery Offices, 11 North Street, Hailsham
		S	M	L	Overall	Commentary
	VILLAGE CENTRES					• The site does not contain any existing retail floorspace so there is no loss. • The site is close to services and facilities within Hailsham and has access to a frequent bus service from the High Street with short journey times to other settlements. • However, due to the scale of proposed development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue nonetheless.
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 nursery and primary school are Whitehouse Academy, 550m to the north east of the site and can be accessed via pedestrian footpaths. • Further primary, secondary and college provision is located within Hailsham. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process. • 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 given the size of the site.

SUMMARY OF RESULTS:	Site No: 621/1310	Name: Land at Hailsham Delivery Offices, 11 North Street, Hailsham																		
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 within the north eastern built up boundary of Hailsham. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. 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 and SO13 Sustainable Travel & Accessibility** Given the site is not at risk of fluvial, groundwater or surface water flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes as residents and property would not be at risk. The impact on this SA Objective is considered to be major positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street. **Minor Positive effects: SO14 Housing** The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. **No significant effect: SO7 Pollution; SO10 Landscape and Townscape; SO19 Town & Village Centres 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. However, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective

	Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective. Given the lack of historic or cultural features in this location, no significant effect is expected on this SA Objective. The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue nonetheless. 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 given the size of the site. **Uncertain: SO2 Climate Change Adaption; SO4 Water Resources/Quality; SO5 Soil, Land & Minerals; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO15 Health and 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 proposal for the site is for up to 30 (net) dwellings. Given the constraints identified within the evidence base and SA, as well as the sites size (0.14ha), it is considered that the site would only be appropriate for up to 8 (net) dwellings and has been proposed for allocation on this basis. The site is situated within the built-up area Hailsham and therefore has good access to local facilities and amenities, including a bus stop for public transport. The scheme is well enclosed within the surrounding landscape, however additional buffering may be required to provide enclosure to the Cuckoo Trail, taking into consideration the adjacent BOA. An upgraded vehicular access would be required to the site, however this is considered achievable. The development must be carefully designed to take into consideration the sites position adjacent the Hailsham Conservation Area. The development would be required to take into consideration the residential amenity of existing dwellings.

SHELAA Ref: 678/1310 **SITE:** Land at The Market, Market Street, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 678/1310 Name: Land at The Market, Market Street, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a livestock auction market and associated car park within the centre of Hailsham. • The site is 1.18ha in size and is being promoted for older persons housing in the form of a care home. The site was recently subject to a planning application under reference WD/2021/1998/MAJ for 62 extra care apartments and 17 bungalows (Use Class C2) that has now been withdrawn. • Hailsham is assessed as a sustainable settlement within the settlement hierarchy as it offers a frequent and sustainable mode of public transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • There are 2 bus stops on the High Street, approx. 50m from the site and both are accessible on foot. The nearest train station is in Polegate, approx. 4.7km to the south, although the only reasonable access to the station is via private motor vehicle. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and with very close proximity to sustainable transport. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain

SUSTAINABILITY OBJECTIVE		Effects				Site No: 678/1310 Name: Land at The Market, Market Street, Hailsham
		S	M	L	Overall	Commentary
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 risk of surface water flooding. • The site is brownfield land and has existing areas of impermeable surfacing. Development could reduce these areas or increase them. • Measures to deal with surface water runoff will be required as rainfall is likely to increase with climate change. • 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 risk of surface water flooding. • The site is not at risk of groundwater flooding. • The proposed development is therefore suitable for the flood risk zone identified and the site passes the sequential test. • 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, groundwater or surface water flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes as residents and property would not be at risk.
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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 678/1310 Name: Land at The Market, Market Street, Hailsham
		S	M	L	Overall	Commentary
						• There are no watercourses within the site or in close proximity. Therefore, potential for water pollution is minimal. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality, and protect the biodiversity of the Levels. • 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 agricultural land. • The site is not safeguarded for waster or minerals operations. • The site is a brownfield site and its proposed development represents an efficient use of land. • Given its current use, there may be contamination on the site that would require 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 678/1310 Name: Land at The Market, Market Street, Hailsham
		S	M	L	Overall	Commentary
						• Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is within the existing built form of Hailsham and within an area classified as being 'very bright' in CPREs light pollution mapping. Therefore it is unlikely there will be any impacts from light pollution. However, any development would still need to minimise external lighting and be in compliance with other Local Plan policies on this. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that residential use will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • Hailsham is assessed as a sustainable settlement within the settlement hierarchy as it offers a frequent and sustainable mode of public transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • There are 2 bus stops on the High Street, approx. 50m from the site and both are accessible on foot. The nearest train station is in Polegate, approx. 4.7km to the south, although the only reasonable access to the station is via private motor vehicle.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 678/1310 Name: Land at The Market, Market Street, Hailsham
		S	M	L	Overall	Commentary
						• The site is within a 5-minute walk of Hailsham High Street via existing footpaths on the High Street. 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, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective.
SO8	GREEN & BLUE INFRASTRUCTURE					• There is very limited vegetation within the site itself. There are some significant trees and hedgerows located on the boundaries of the site. This includes trees subject to group TPO NO 7,1992 on the eastern and northern boundaries. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which could contribute to the green and blue infrastructure network and make a positive contribution to nature recovery. • 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 effect on this SA Objective is considered to be uncertain, as much will depend on the mitigation measures implemented alongside any development to protect the trees subject to a group TPO.
SO9	BIODIVERSITY					• There are no designated biodiversity sites, Priority Habitats or irreplaceable habitats within the site or in close proximity. Development of the site will not impact on any of them. • The site is not located within a Biodiversity Opportunity Area. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 678/1310 Name: Land at The Market, Market Street, Hailsham
		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 will have a positive effect on biodiversity. • Given the location of the site within the existing built up area of Hailsham and the likely lack of biodiversity on site, it is considered there would be no significant effects on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• This site was not individually assessed within the 2023 Landscape Sensitivity Assessment as it lies within the built form of Hailsham. • Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• Approximately half of the site is located within the Hailsham Conservation Area. There are listed buildings located to the north and northwest of the site. These historic assets would all require consideration as part of the design of any development. • The site is partially covered by an Archaeological Notification Area (Hailsham Historic Core). This would require further investigation, however, the impacts of this can be mitigated. • Given that development would involve development of a site that is partially located within a Conservation Area, it is considered that development of the site would have some impact on these historic assets. The impact on this SA Objective is a minor negative, however, mitigation through careful design would lessen this.
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 benefits from an existing vehicular access from the High Street, which would require upgrading to serve further development.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 678/1310 Name: Land at The Market, Market Street, Hailsham
		S	M	L	Overall	Commentary
						• The site can be accessed via pedestrian footpaths on the High Street. • The site can be accessed via existing footpaths located along Amberstone Road. • There are 2 bus stops on the High Street, approx. 50m from the site and both are accessible on foot. The nearest train station is in Polegate, approx. 4.7km to the south, although the only reasonable access to the station is via private motor vehicle. • It is around a 5 minute walk to Hailsham High Street. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be major positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street.
SO14	HOUSING					• The site is proposing to provider older persons housing on the site, which will help to meet the need identified within the District. • 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 older persons housing needs.
SO15	HEALTH & WELLBEING					• The nearest health services are at the Vicarage Field Surgery, approx. 300m to the north west of the site. This can be reached via pedestrian footpaths or public transport. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Hailsham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly

SUSTAINABILITY OBJECTIVE		Effects				Site No: 678/1310 Name: Land at The Market, Market Street, Hailsham
		S	M	L	Overall	Commentary
						recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes. • The site is not a designated Local Green Space nor is it a formal recreational or play space. • The site is not proposing improvements to sport and recreation provision or to health service provision. • Given the size of the site, there may be potential to achieve contributions towards health and wellbeing provision, but this is uncertain at this time. Furthermore, discussions are also required with healthcare providers within the Parish.
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. • Due to the lack of detail on the scheme design, the impact on this SA Objective is considered to be uncertain at this stage.
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 design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• Development of this site for housing would involve the loss of the existing employment land, the need for which would need to be assessed by the Council against development plan policy and as part of the local plan process. • The current use of the site is incredibly important for the local economy. The re-provision of the livestock auction market would be required before this site can be delivered for

SUSTAINABILITY OBJECTIVE		Effects				Site No: 678/1310 Name: Land at The Market, Market Street, Hailsham
		S	M	L	Overall	Commentary
						residential development, which does provide some uncertainty over deliverability for the site. • Given the proposed redevelopment of the site, the impact upon this SA Objective is considered as uncertain until details regarding reprovision of the existing employment use of the site has been provided.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is close to services and facilities within Hailsham and has access to a frequent bus service to the High Street with short journey times. • However, due to the scale of proposed development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue nonetheless.
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 nursery and primary school is the Hailsham Primary Academy, 700m to the north west of the site and can be accessed via pedestrian footpaths. • Further primary, secondary and college provision is located within Hailsham, approximately 1.3km to the south west of the site. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process. • 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 given the size of the site.

SUMMARY OF RESULTS:	Site No: 678/1310 Name: Land at The Market, Market Street, Hailsham																			
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 lies within the existing built form of Hailsham. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. 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 and SO13 Sustainable Travel & Accessibility** The impact on this SA Objective is considered to be major positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street. Given the site is not at risk of fluvial, surface water or groundwater flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes as residents and property would not be at risk. **Minor Positive effects: SO14 Housing** The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's older persons housing needs. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO11 Historic and Cultural Assets** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. Given that development would involve development of a site that is partially located within a Conservation Area, it is considered that development of the site would have some impact on these historic assets. The impact on this SA Objective is a minor negative, however, mitigation through careful design would lessen this. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. **No significant effect: SO7 Pollution; SO9 Biodiversity; SO10 Landscape and Townscape; SO19 Town & Village Centres 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. However, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective. Given the location of the site within the existing built up area of Hailsham and the likely lack of biodiversity on site, it is considered there would be no significant effects on this SA Objective. Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective. The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue nonetheless. 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 given the size of the site. **Uncertain: SO2 Climate Change Adaption; SO4 Water Resources & Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO12 Digital Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO17 Social Deprivation and SO18 Economy & Employment** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal is for older persons housing in the form of a care home. The site was recently subject to a planning application under reference WD/2021/1998/MAJ for 62 extra care apartments and 17 bungalows (Use Class C2), totalling 79 (net) dwellings, that has now been withdrawn. Given the findings of the evidence base and SA, it is considered that the site would only be appropriate for up to 40 (net) dwellings and has been proposed for allocation on this basis. The site is situated within the built-up area Hailsham and therefore has good access to local facilities and amenities, including a bus stop for public transport. The site is well enclosed within the surrounding landscape and would have a limited impact on biodiversity. The site would also provide housing to meet a specific need within the District (older persons housing). The development of the site would be required to take into consideration the group TPO along the sites boundaries. The development must be carefully designed to take into consideration the sites partial position within the Hailsham Conservation Area and neighbouring listed buildings. The current use of the site is incredibly important for the local economy. The re-provision of the livestock auction market would be required before this site can be delivered for residential development.

SHELAA Ref: 696/1310 **SITE:** Land Adjoining Summerhill Lane, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 696/1310 Name: Land adjoining Summerhill Lane, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site currently comprises greenfield land in agricultural use. • The whole site is 17.8ha in size and the applicant proposed for residential development, however, no specific quantum of growth was provided. The part of the site located to the north of the site has achieved outline planning permission for up to 241(net) dwellings under WD/2019/2692/MAO. This part of the site is subject to a reserved matters application under WD/2023/1924/MRM. • The site is located at the southern periphery of Hailsham, which is classed as a sustainable settlement within the settlement hierarchy as it offers a frequent and sustainable mode of public transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • The nearest bus stops lies approximately 140m to the east of the site on Ersham Road, near its junction with Summerhill Lane. Pedestrian footpaths are to be provided on Ersham Road to access this as part of the planning application for the northern part of the site. Polegate Railway Station lies approximately 2.4km to the south of the site. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement. • However, development of the site is still likely to result in some degree of increase in car use as it is some distance from Hailsham, particularly the southern part of the site, below Summerhill Lane. This could increase emissions, although mitigation measures such as EV charging infrastructure could address this. • The ongoing reserved matters application for the reserved matters application sets out some of the climate change mitigation methods that will be brought forward within the northern part of the site. It is likely that similar methods would be brought forward as part of any development within the southern part of the site, should an application be made. • All development will result in an increase in greenhouse gas emissions but will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 696/1310 Name: Land adjoining Summerhill Lane, Hailsham
		S	M	L	Overall	Commentary
						• The effect on this SA Objective is considered to be minor negative as despite mitigation measures, residual emissions are 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 Wealden Strategic Flood Risk Assessment (2022) identifies that there is a risk of surface water flooding within the northern part of the site with planning permission and the southern half of the site without planning permission. • Development of the site would introduce impermeable surfaces which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • The planning permission for the northern part of this site has a site-specific Flood Risk Assessment, which identifies how flood risk and surface water flooding will be mitigated as part the development of the site. There is currently no evidence provided as to how the surface water flood risk within the southern part of the site will be resolved. • 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 risk of surface water flooding located within both the northern and southern parcels of the site. • Both the northern and southern land parcels are at risk of groundwater flooding. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 696/1310 Name: Land adjoining Summerhill Lane, Hailsham
		S	M	L	Overall	Commentary
						• The development granted permission for the northern part of the site includes extensive SuDS measures together with permeable surfaces. This has not taken into consideration any flooding associated with the southern land parcel that does not have an existing planning permission. • Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be minor positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • The development of this site will significantly increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • There are no watercourses within the site however a watercourse lies a short distance from the site's eastern boundary. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • 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 quantum of development that has already been granted within the northern part of the site and the growth sought on the southern part of the site, it is considered that there could be minor negative effects on this SA Objective. Impacts could be mitigated through good design and compliance with local plan policies as identified within the planning permission for the northern part of the site.
SO5	SOIL, LAND & MINERALS					• The site is agricultural land but is not classified under the Agricultural Land Classification system.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 696/1310 Name: Land adjoining Summerhill Lane, Hailsham
		S	M	L	Overall	Commentary
						• The site is not safeguarded for minerals or waste operations. • The site is a greenfield site. • Development of the site is unlikely to result in land contamination, although further investigations would be required. • However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Due to the potential for low level land contamination, and the need for further investigations, the impact is considered to be uncertain on this SA Objective. It is acknowledged that these investigations have taken place within the northern part of the site with planning permission, however, this is still uncertain within the southern part of the site.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• The scale of development proposed for the site will introduce more light pollution to the area. However, it is considered that this could be mitigated as part of the schemes design. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed

SUSTAINABILITY OBJECTIVE		Effects				Site No: 696/1310 Name: Land adjoining Summerhill Lane, Hailsham
		S	M	L	Overall	Commentary
						development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • A significant pylon line runs north to south through the southwestern part of the southern land parcel. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Given the scale of development, the impacts on this SA Objective are considered to be minor negative, as mitigation measures and the application of Local Plan policies could mitigate some adverse effects but not all. It is acknowledged that some mitigation methods to reduce pollution have been secured as part of the planning permission for the northern part of the site.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are significant trees and hedgerows located along the site boundaries and these provide excellent wildlife corridors and stepping stones to the wider area. • There is a parcel of deciduous woodland located within the northern land parcel that benefits from planning permission. • The planning permission for the western part of the site has indicative layouts showing significant tree planting and planning conditions require a landscape scheme to be submitted and approved. This could be applied to the whole of the site. • Development of the whole site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries to maintain and enhance the green infrastructure network. • The development of the southern part of the site without planning permission would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 696/1310 Name: Land adjoining Summerhill Lane, Hailsham
		S	M	L	Overall	Commentary
						• Whilst it is acknowledged that the northern part of the site will significantly enhance green and blue infrastructure as part of the planning permission, the impact is considered to be uncertain at this time as much will depend on the implementation of a suitable landscape scheme for the southern part of the site.
SO9	BIODIVERSITY					• The Wilmington Woodlands and Watershed BOA covers a small part of the northern land parcel, and the Cuckoo Trail Habitat Link Boa runs along the eastern boundary of the whole site. • There is a small parcel of priority habitat deciduous woodland within the northern land parcel. lies to the east of the site and adjoins the south-eastern corner of the site. • There are no designated biodiversity sites within the site or in proximity to the site. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • There are no irreplaceable habitats within the site or in proximity to the site. • There are significant trees and hedgerows located along the site boundaries and these provide excellent wildlife corridors and stepping stones to the wider area. • The planning permission for the northern part of the site has an accompanying Ecology Report which sets out enhancement and mitigation measures required that are secured via planning condition. • This Ecology Report does not take into consideration the southern land parcel so is unsuitable in determining the biodiversity importance of the southern land parcel. • Any development of the southern land parcel would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • Whilst it is acknowledged that the northern part of the site will enhance biodiversity as part of the planning permission, the impact is considered to be uncertain at this time as

SUSTAINABILITY OBJECTIVE		Effects				Site No: 696/1310 Name: Land adjoining Summerhill Lane, Hailsham
		S	M	L	Overall	Commentary
						much will depend on the implementation of a suitable landscape scheme for the southern part of the site.
SO10	LANDSCAPE & TOWNSCAPE					• The northern part of the site has demonstrated as part of the planning application process how the design and layout of the scheme has carefully considered the surrounding landscape and townscape. As part of the ongoing reserved matters application, there is a good mix of house types and a variety of local vernacular materials and housing forms. • However, as the planning application only relates to the northern and parcel, no details have been provided as to how the southern land parcel will carefully consider existing landscape and townscape. • The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development, in part due to the south of the site having a planned private enclosure historic field pattern, that increases sensitive, as well as being more distant from the settlement. Overall, housing development on this southern part of the site would represent an unsuitable extension of Hailsham into the countryside to the south of Summerhill Lane. • Any development within the southern part of the site would need to comply with the Local Plan policies, which seek to protect and enhance landscape and townscape character and identify appropriate mitigation measures. • The impact is considered to be major negative as housing development on this southern part of the site would represent an unsuitable extension of Hailsham into the countryside to the south of Summerhill Lane and would have significant impacts on the local green infrastructure network.
SO11	HISTORIC & CULTURAL HERITAGE					• Both the northern and southern land parcels are not within a Conservation Area. • Whilst the northern land parcel is not located in close proximity to any listed buildings, the southern land parcel forms part of the setting of Two Grade II Listed Buildings (Coppards and associated barn) to the south of the site. • The site is not located within an Archaeological Notification Area.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 696/1310 Name: Land adjoining Summerhill Lane, Hailsham
		S	M	L	Overall	Commentary
						• 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. • 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 at the southern periphery of Hailsham, which is classed as a sustainable settlement within the settlement hierarchy as it offers a frequent and sustainable mode of public transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • The nearest bus stops lies approximately 140m to the east of the site on Ersham Road, near its junction with Summerhill Lane. Pedestrian footpaths are to be provided on Ersham Road to access this as part of the planning application for the northern part of the site. Polegate Railway Station lies approximately 2.4km to the south of the site. • The planning permission for the northern part of the site has demonstrated that a suitable vehicular and pedestrian access can be achieved to Ersham to provide connectivity to Hailsham. • The southern part of the site is severed from the northern land parcel by Summerhill Lane. It is currently uncertain as to whether the southern land parcel would be able to secure a vehicular access to Summerhill Lane, giving the narrow form of the road in this location, with limited scope to improve this due to its narrow form. • Any development within the southern part of the site would be required to take into consideration the Cuckoo Trail on the sites eastern boundary and the public right of way (Hailsham 53a) that runs through the western part 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 696/1310 Name: Land adjoining Summerhill Lane, Hailsham
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is considered to be uncertain as it is currently 'unknown' whether the southern part can achieve suitable pedestrian and vehicular access to support development.
SO14	HOUSING					• The northern part of the site has achieved planning permission for 241 (net) dwellings. It is anticipated that a similar quantum of growth would also be sought on the southern land parcel. • The planning permission for the northern part of the site provides for both affordable and market homes. This approach should be followed for the site as a whole in accordance with Local Plan policies. • Given the size of the site and its potential to provide specialist forms of the housing alongside market housing, the impact on this SA Objective is expected to be a major positive if the site is brought forward and makes a positive contribution to meeting the district's housing needs.
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as it is proposed for more than 10 (net) dwellings. • The nearest health services are located in Hailsham to the north of the site. The planning application for the north of the site has achieved pedestrian connectivity to these health and wellbeing facilities, however, it is currently uncertain as to whether the southern part will also be able to. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Hailsham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 696/1310 Name: Land adjoining Summerhill Lane, Hailsham
		S	M	L	Overall	Commentary
						• The planning permission for the northern part of the site has provision made, via a S106, for affordable housing, custom and self-build homes and play space contributions. It is likely that similar would be achieved on the southern part of the site. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given the size of the proposed development, and the fact contributions have been secured for the northern part of the site, it is likely there will be a major positive effect on this SA Objective, however, as no details have been put forward, the effects on this SA Objective are currently uncertain
SO16	QUALITY OF LIFE & PLACE					• The planning permission for the northern part of the site has provision made, via a S106, for affordable housing and play space contributions, which will have a positive effect on the quality of life of residents of any development. • Given the scale of the proposal for the southern part of the site, it is considered there will be the potential for significant provision of affordable housing, custom and self-build homes and play space contributions as well. • Development will need to comply with other Local Plan policies, which will address matters of design and quality of life within the district as well as the District's Design Code. • With no details in terms of the layout or design for the southern part of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• The planning permission for the northern part of the site has provision made, via a S106, for affordable housing and custom and self-build homes. • Given the scale of proposal for the southern part of the site and the • Given the size of the southern part of the site, and the fact contributions have been secured for the northern part of the site, it is likely there will be a major positive effect on this SA Objective, however, as no details have been put forward, the effects on this SA Objective are currently uncertain

SUSTAINABILITY OBJECTIVE		Effects				Site No: 696/1310 Name: Land adjoining Summerhill Lane, Hailsham
		S	M	L	Overall	Commentary
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The northern part of the site is in close proximity to the services and facilities in Hailsham, together with public transport, so future residents would have good access to the town centre. • The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue nonetheless.
SO20	EDUCATION & SKILLS					• There may be the potential to improve skills and training through local job creation/apprenticeships during construction. • The nearest health services are located in Hailsham to the north of the site. The planning application for the north of the site has achieved pedestrian connectivity to these educational facilities, however, it is currently uncertain as to whether the southern part will also be able to. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however given the size of the southern part of the site without planning permission there may be some degree of pressure on school place provision which

SUSTAINABILITY OBJECTIVE		Effects				Site No: 696/1310 Name: Land adjoining Summerhill Lane, Hailsham
		S	M	L	Overall	Commentary
						would need to be investigated. Therefore, the effects over the longer term are uncertain at this time.

SUMMARY OF RESULTS:	Site No: 696/1310	Name: Land adjoining Summerhill Lane, Hailsham																		
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 part of the site located to the north of Summerhill Lane has achieved outline planning permission for up to 241(net) dwellings under WD/2019/2692/MAO. This part of the site is subject to a reserved matters application under WD/2023/1924/MRM. The part of the site to the south of Summerhill Lane does not have planning permission. The site lies to the south of Hailsham. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. 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** Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be minor positive over all timeframes. **Major negative effects: SO10 Landscape and Townscape** The impact is considered to be major negative as housing development on this southern part of the site would represent an unsuitable extension of Hailsham into the countryside to the south of Summerhill Lane and would have significant impacts on the local green infrastructure network. **Minor negative effects: SO1 Climate Change Mitigation; S04 Water Resource/Quality; SO6 Waste; SO7 Pollution** The effect on this SA Objective is considered to be minor negative as despite mitigation measures provided as part of the planning application, residual emissions are likely to remain. Given the quantum of development that has already been granted within the northern part of the site and the growth sought on the southern part of the site, it is considered that there could be minor negative effects on this SA Objective. Impacts could be mitigated through good design and compliance with local plan policies as identified within the planning permission for the northern part of the site. Given the scale of development, the impacts on this SA Objective are considered to be minor negative, as mitigation measures and the application of Local Plan policies could mitigate some adverse effects but not all. It is acknowledged that some mitigation methods to reduce pollution have been secured as part of the planning permission for the northern part of the site.

	Given the size of the site it is likely to result in a significant number of additional cars on the road. 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: Economy & Employment and SO19 Town & Village Centre** 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 The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue, nonetheless. **Uncertain: SO2 Climate Change Adaption; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO11 Historic & Cultural Heritage SO12 Digital Infrastructure; SO13 Travel & Accessibility; SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO17 Social Deprivation and SO20 Education & Skills** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is rejected for allocation. The northern part of the site would be suitable for allocation; however, it has already achieved outline planning permission for up to 241(net) dwellings under WD/2019/2692/MAO. The part of the site to the south of Summerhill Lane is not allocated for development as housing development on this southern part of the site would represent an unsuitable extension of Hailsham into the countryside to the south of Summerhill Lane and would have significant impacts on the local green infrastructure network. There are also concerns that the site would have an impact upon the two Grade II listed buildings to the south of the site and would also not be able to achieve a suitable vehicular or pedestrian access to the south, however, further evidence would be required to assess this. Given the above issues, the site is not taken forward for allocation.

SHELAA Ref: 724/1310 **SITE:** Land Between Station Road and Old Swan Lane, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 724/1310 Name: Land between Station Road and Old Swan Lane, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises an area of grassland that was previously used as a site for a former wastewater treatment work located at the southeastern edge of Hailsham. • The site is 7.5ha in size and is proposed for residential development 110 (net) dwellings. This will be inclusive of 20% self-build and custom build plots. • The site is within the southeastern part of the built-up area of Hailsham with medium density residential development. Residential development lies to the west and north and a small number of employment units and the Hailsham Waste and Recycling Centre lie to the southeast. • Hailsham is classed as a sustainable settlement within the settlement hierarchy due to it acting as a service centre to a wide rural catchment of a number of small villages and hamlets as well as containing extensive services and facilities (including retail, education, leisure and employment). • The nearest bus stop is on Swan Road, approx. 245m to the north of the site but there is no direct access. This would be via Howard Close of Butts Field. • There is also a bus stop within 400m of the site along Station Road, albeit there is no pedestrian connectivity to the bus stop at this stage. However, pedestrian access to these would on the extension and improvement of pedestrian footpaths on the north side of Station Road, which is considered achievable. • The site is located approximately 4km from the nearest train station in Polegate, which offers services to London, Hastings and Brighton. This sustainable form of public transport cannot be accessed via pedestrian footpaths; however, the frequent bus service does provide some connection to the train station. • The site is within a 15-minute walk of the High Street in Hailsham with its services and amenities and these can be accessed via pedestrian footpaths that lie on Mill 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 724/1310 Name: Land between Station Road and Old Swan Lane, Hailsham
		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 (i.e. Eastbourne), 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, taking into consideration the sites location in close proximity to a sustainable settlement and transport options. 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 some surface water flood risk located within the northern parts of the site, which would require mitigation via SuDS. • The site is wholly within an area of groundwater concern and is therefore at risk of groundwater flooding. • The site is greenfield, and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 724/1310 Name: Land between Station Road and Old Swan Lane, Hailsham
		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. • There is some surface water flood risk located within the northern parts of the site, which would require mitigation via SuDS. • The site is wholly within an area of groundwater concern and is therefore at risk of groundwater flooding. • The proposed development is therefore suitable for the flood risk zone identified and the site passes the sequential test. • 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 that the site is not at risk of fluvial, but that further investigation is required for groundwater flooding and that suitable mitigation for surface water runoff is likely to be achievable, the effects on this SA Objective are considered to be minor positive.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • The development of this site will increase the demand for water consumption and wastewater treatment. • There are no watercourses within the Site or in close proximity. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • The site is not within a groundwater source protection zone. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 724/1310 Name: Land between Station Road and Old Swan Lane, Hailsham
		S	M	L	Overall	Commentary
						• Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is a greenfield site. • The site is not safeguarded for minerals or waste operations. • Given the sites previous use as a wastewater treatment works, further investigation would be required to determine whether there is any contamination present on 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 proposed quantum of development is likely to introduce light pollution to the area. • However, the site is within an area classed as being 'brighter' by CPREs light pollution mapping and therefore impacts may not be significant and mitigation possible. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the

SUSTAINABILITY OBJECTIVE		Effects				Site No: 724/1310 Name: Land between Station Road and Old Swan Lane, Hailsham
		S	M	L	Overall	Commentary
						district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The nearest bus stop is on Swan Road, approx. 245m to the north of the site but there is no direct access. This would be via Howard Close of Butts Field. • The site is located approximately 4.2km from the nearest train station in Polegate, which offers services to London, Brighton and Hastings. This sustainable form of public transport cannot be accessed via pedestrian footpaths; however, the frequent bus service does provide some connection to the train station. • The site is within a 15-minute walk of the High Street in Hailsham with its services and amenities and these can be accessed via pedestrian footpaths that lie on Mill Road. • The South Hailsham Wastewater Treatment Works located to the southeast of the site may require mitigation as part of the schemes design. It is noted that a previous planning application was withdrawn on the site (WD/2018/2708/MAO) with objections on odour impact still outstanding for housing development. It is the current understanding of the Council that the majority of the site is not capable of supporting residential development due to this issue. However, residential development can come forward within the part of the site also assessed under 454/1310. • The site could also be impacted by noise pollution from neighbouring land uses to the southeast. • 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. • However, given the scale of development proposed, a degree of car use is likely to remain with the potential to impact on air pollution. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 724/1310 Name: Land between Station Road and Old Swan Lane, Hailsham
		S	M	L	Overall	Commentary
						• It is anticipated that there will be no significant effect on this SA Objective, however, this is dependent on development only coming forward on the northwestern part of the site as otherwise the impact will be major negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is now grassland with hedgerow and tree boundaries which provide linear wildlife corridors, particularly to the woodland on the western boundary of the site. • A parcel of deciduous woodland lies to the west of the site and also partially covers the existing vehicular access route into the site. • 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 located within a Biodiversity Opportunity Area. • There are no irreplaceable habitats within the site. • The western parts of the site fronting onto Station Road and Howard Close is partially covered by priority habitat deciduous woodland. This would require removal to support the development on these parts of the site. • The site is now grassland with hedgerow and tree boundaries which provide linear wildlife corridors, particularly to the woodland on the western boundary of the site. There are also some trees located along the field boundaries within the site. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 724/1310 Name: Land between Station Road and Old Swan Lane, Hailsham
		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 will have a positive effect on biodiversity. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be minor negative at this time, as development is likely to have an impact on parts of the priority habitat present on site, although some mitigation will be possible.
SO10	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment states that this site has a low to moderate sensitivity due to its location at the edge of Hailsham and adjoining commercial activities. • Given the above, no significant effect is expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no listed buildings within the site or in close proximity. • The site is not affected by an Archaeological Notification Area (ANA). • The development of the site would not impact upon any heritage or cultural assets; therefore no significant effects are expected on this SA Objective
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The northwestern part of the site that is considered the part of the site suitable for development benefits from an existing vehicular access from Howard Close to the north and this likely to be suitable to serve residential development, however, further investigation would be required in collaboration with East Sussex County Council.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 724/1310 Name: Land between Station Road and Old Swan Lane, Hailsham
		S	M	L	Overall	Commentary
						• The nearest bus stop is on Swan Road, approx. 245m to the north of the site but there is no direct access. This would be via Howard Close of Butts Field. • The site is located approximately 4.2km from the nearest train station in Polegate, which offers services to London, Brighton and Hastings. This sustainable form of public transport cannot be accessed via pedestrian footpaths; however, the frequent bus service does provide some connection to the train station. • The site is within a 15-minute walk of the High Street in Hailsham with its services and amenities and these can be accessed via pedestrian footpaths that lie on Mill Road. • The site is located approximately 4km from the nearest train station in Polegate, which offers services to London, Hastings and Brighton. This sustainable form of public transport cannot be accessed via pedestrian footpaths; however, the frequent bus service does provide some connection to the train station. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be minor positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street
SO14	HOUSING					• The site is proposing 110 (net) dwellings and also includes self-build and custom build plots. • The impact on this SA Objective is expected to be a major positive effect 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 and gypsy and traveller sites if they are to come forward
SO15	HEALTH & WELLBEING					• The nearest health services are at the Vicarage Field Surgery, approx. 1km to the north of the site. This can be reached via pedestrian footpaths or public transport. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to

SUSTAINABILITY OBJECTIVE		Effects				Site No: 724/1310 Name: Land between Station Road and Old Swan Lane, Hailsham
		S	M	L	Overall	Commentary
						funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Hailsham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes. • The site is not a designated Local Green Space nor is it a formal recreational or play space. • Given the scale of development it is likely to mean some that form of contributions towards, and health and wellbeing improvements could be achieved, and 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. • Due to the lack of information on scheme design and affordable housing provision, the effect is considered to be uncertain at this time.
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 design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 724/1310 Name: Land between Station Road and Old Swan Lane, Hailsham
		S	M	L	Overall	Commentary
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • Whilst the applicant has proposed this site for residential use, the Council considers that only part of the site is suitable for residential development (northwestern parcel), whilst the remaining part of the site would be suitable for employment development. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is within a short journey time by public transport and walking of services and facilities in Hailsham. • However, due to the scale of proposed development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue nonetheless.
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 is Phoenix, approximately 750m to the north of the site and this can be accessed via pedestrian footpaths on Mill Road, although improvements would be required. • Further primary, secondary and college provision is located within Hailsham, approximately 1.5km to the northwest of the site. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however given the size of the site there may be some degree of pressure

SUSTAINABILITY OBJECTIVE		Effects				Site No: 724/1310	Name: Land between Station Road and Old Swan Lane, Hailsham
		S	M	L	Overall	Commentary	
						on school place provision which would need to be investigated. Therefore, the effects over the longer term are uncertain at this time.	

SUMMARY OF RESULTS:	Site No: 724/1310	Name: Land between Station Road and Old Swan Lane, Hailsham																		
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 within the built-up boundary of Hailsham. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. 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 effect 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 and gypsy and traveller sites if they are to come forward. **Minor Positive effects: SO3 Flood Risk; SO13 Travel & Accessibility and SO15 Health & Wellbeing** Given that the site is not at risk of fluvial, but that further investigation is required for groundwater flooding and that suitable mitigation for surface water runoff is likely to be achievable, the effects on this SA Objective are considered to be minor positive. The impact on this SA Objective is considered to be minor positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street. Given the scale of development it is likely to mean some that form of contributions towards, and health and wellbeing improvements could be achieved and the effect is considered to be minor positive. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and 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. The impact on this SA Objective is considered to be minor negative at this time, as development is likely to have an impact on parts of the priority habitat present on site, although some mitigation will be possible. **No significant effect: SO7 Pollution; SO 10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment and SO19 Town & Village Centres**

	It is anticipated that there will be no significant effect on this SA Objective, however, this is dependent on development coming forward in the part of the site that is not impacted by odour issues from the wastewater treatment works. Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective. The development of the site would not impact upon any heritage or cultural assets; therefore no significant effects are expected on this SA Objective 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 The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue, nonetheless. **Uncertain: SO2 Climate Change Adaption; SO4 Water Resources/Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO12 Digital Infrastructure; SO16 Quality of Life & Place; SO17 Social Deprivation and SO20 Education & Skills** For the remaining objectives, more information is required to determine the effects**.**
Selected / Rejected for allocation	The site is not taken forward for allocation, although it is important to note that the northwestern part of the site (assessed under 454/1310) has been allocated for 40 (net) dwellings. This significantly larger site was previously subject to a planning application for 110 (net) dwellings under planning reference WD/2018/2708/MAO. The application was withdrawn as the odour impacts from the Hailsham South Wastewater Treatment works located to the south of the site could not be mitigated on large parts of the site. The Council have received no further evidence from the applicant to demonstrate that this issue has been resolved and the site is therefore not selected for allocation.

SHELAA Ref: 788/3110

SITE: Land to the West of Old Road and North of the A271, Magham Down

SUSTAINABILITY OBJECTIVE		Effects				Site No: 788/3110 Name: Land to the west of Old Road and north of the A271, Magham Down
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises agricultural land to the northeast of Hailsham. • The site is 1.68ha in size and is proposed for up to 15 (net) dwellings. The promoter has indicated that market and affordable housing could be provided on site. • The nearest bus stops are located 120m to the southeast on the A271 although there is no existing safe pedestrian access to the bus stop on the south side of the A271, that provides services to Hailsham. This would require the provision of a crossing. The nearest train station is in Polegate, approx. 7km to the southwest, although the only reasonable access to the station is via private motor vehicle. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site is located within Magham Down, however, is located a short distance from Hailsham to the west. Hailsham is assessed as a sustainable settlement within the settlement hierarchy as it offers a frequent and sustainable mode of public transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • The site complies with the overall Spatial Strategy for the district as it is located in close proximity to a sustainable and within close proximity to sustainable transport. • 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. • The site is within a 45-minute walk of Hailsham High Street via existing footpaths along the A271 (Amberstone). A crossing point would be required, and the footpaths would require significant improvement works.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 788/3110 Name: Land to the west of Old Road and north of the A271, Magham Down
		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 a small risk of surface water flooding within the northern part of the site, however, this could be mitigated. • Parts of the site are within an area of groundwater concern and therefore there is the potential for groundwater flood risk. Further investigations would be required as part of development. • The site is greenfield, and development would introduce areas of impermeable surfaces and therefore the site could be vulnerable to the adverse effects of climate change i.e. overheating and surface water flood risk. • 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 risk of surface water flooding. • The site lies wholly within an area of groundwater concern, and this would require further investigation. • The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided in terms of managing surface water runoff.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 788/3110 Name: Land to the west of Old Road and north of the A271, Magham Down
		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 surface water runoff and groundwater flooding, the impact on this SA Objective is likely to be minor positive over all timeframes as residents and property would not be at risk.
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. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • 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 agricultural land but not classified within the Agricultural Land Classification system (ALC)

SUSTAINABILITY OBJECTIVE		Effects				Site No: 788/3110 Name: Land to the west of Old Road and north of the A271, Magham Down
		S	M	L	Overall	Commentary
						• The site is not safeguarded for waste or minerals operations. • The site is greenfield. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • 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'. 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 because 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 using 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: 788/3110 Name: Land to the west of Old Road and north of the A271, Magham Down
		S	M	L	Overall	Commentary
						• The nearest bus stops are located 120m to the southeast on the A271 although there is no existing safe pedestrian access to the bus stop on the south side of the A271, that provides services to Hailsham. This would require the provision of a crossing. The nearest train station is in Polegate, approx. 7km to the southwest, although the only reasonable access to the station is via 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. • Given the size of the site it is likely to result in a number of additional cars on the road despite the sites good public transport options and close proximity to Hailsham. 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					• The mature hedgerows and trees on the boundaries of the site and a number of mature trees within the site provide wildlife corridors and stepping stones to the wider area. However, this impact is limited given the surrounding land uses, which is largely formed of residential dwellings to the east. • The trees and hedgerows contribute towards the green infrastructure network of the site as well as to the wider greenfield network. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries to maintain and enhance the green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 788/3110 Name: Land to the west of Old Road and north of the A271, Magham Down
		S	M	L	Overall	Commentary
						• The impact is considered to be uncertain at this time as much will depend on the implementation of any development but there is the potential for both negative and positive effects.
SO9	BIODIVERSITY					• The mature hedgerows and trees on the boundaries of the site and a number of mature trees within the south western part of the site provide wildlife corridors and stepping stones to the wider countryside. • The trees and hedgerows contribute towards the green infrastructure network of the site as well as to the wider greenfield network. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries to maintain and enhance the green infrastructure network. • The site is wholly within the Pevensey and Cuckmere Valley Link BOA and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the BOA. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • 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. • Other policies within the Local Plan will address the protection and enhancement of biodiversity, as well as the requirement to provide at least 20% BNG together with the retention and protection of trees, woodlands and hedgerows. Development would need to be in compliance with the relevant polices. • Due to the potential harm from development on the BOA, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective..

SUSTAINABILITY OBJECTIVE		Effects				Site No: 788/3110 Name: Land to the west of Old Road and north of the A271, Magham Down
		S	M	L	Overall	Commentary
SO10	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development and plays an important role in maintaining the visual and physical separation of Hailsham and Magham Down. • Although the land is not particularly prominent in the landscape and is well screened, it is considered that the site, if developed, would significantly detract from the rural character of the area and would not be a logical extension to the village as access could only be achieved from the A271 to the south. • Given the above reasons, it is considered the effects on this SA Objective are minor negative
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no listed buildings within the site or in close proximity. • The site is not affected by an Archaeological Notification Area (ANA). • 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 currently accessed by a vehicular access from Old Road/Hailsham Road (A271) junction. There are severe problems with upgrading the vehicular access to serve a higher quantum of development in this location given narrowness of carriageway on Old Road and proximity to junction with A271. E • The site can be accessed via existing footpaths located on the north side of the A271 (Amberstone). These footpaths require extensive improvements to provide pedestrian access to Hailsham.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 788/3110 Name: Land to the west of Old Road and north of the A271, Magham Down
		S	M	L	Overall	Commentary
						• The nearest bus stops are located 120m to the south east on the A271 although there is no existing safe pedestrian access to the bus stop on the south side of the A271, that provides services to Hailsham. This would require the provision of a crossing. The nearest train station is in Polegate, approx. 7km to the south west, although the only reasonable access to the station is via private motor vehicle • The site is located a significant walk (45-minute) from Hailsham High Street. • The site is not impacted by public rights of way. • 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. • Whilst the site is located adjacent sustainable public transport options and is located adjacent the sustainable settlement of Hailsham, the effect on SA Objective is currently considered uncertain at this stage given that is 'unknown' whether a suitable vehicular and pedestrian access can be achieved to the site.
SO14	HOUSING					• The site is proposed for 15 (net) dwellings. The promoter has indicated that market and affordable housing could be provided on site. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots and gypsy and traveller sites if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services are at the Quintin Medical Centre, approx. 1.4km to the south west of the site. These cannot currently be accessed via pedestrian footpaths and significant improvements would be required. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 788/3110 Name: Land to the west of Old Road and north of the A271, Magham Down
		S	M	L	Overall	Commentary
						• The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Hailsham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes. • The site is not a designated Local Green Space nor is it a formal recreational or play space. • The site is not proposing improvements to sport and recreation provision or to health service provision. • Given the size of the site, there may be potential to achieve contributions towards health and wellbeing provision, but this 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 and 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 housing numbers, housing types, the layout or design of the site, at the moment, the effect on this SA Objective is considered to be uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• The promoter for the site has indicated that market and affordable housing could be provided on site and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage

SUSTAINABILITY OBJECTIVE		Effects				Site No: 788/3110 Name: Land to the west of Old Road and north of the A271, Magham Down
		S	M	L	Overall	Commentary
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is situated in a relatively remote location, with limited access to services, amenities and public transport and occupiers of residential development here would largely be reliant on private motor vehicles. • The site is close to services and facilities within Hailsham and has access to a frequent bus service to the High Street with short journey times. • However, due to the scale of proposed development on this site, it is considered there would be minor negative effect on this SA Objective as the viability and long-term vitality of Hailsham will continue nonetheless.
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 nursery and primary school is the Hailsham Primary Academy, approximately 1.7km to the west of the site. This cannot currently be accessed via public transport or pedestrian footpaths. • Further primary, secondary and college provision is located within Hailsham to the south west, albeit a significant distance from the site. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 788/3110 Name: Land to the west of Old Road and north of the A271, Magham Down
		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, however over the long term there should be no significant impact on this SA Objective given the size of the site.

SUMMARY OF RESULTS:	Site No: 788/3110 Name: Land to the west of Old Road and north of the A271, Magham 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. 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 to the north east of Hailsham, within the smaller settlement of Magham Down and is outside of the proposed development boundary for Hailsham. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. 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; 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 surface water runoff and groundwater flooding, the impact on this SA Objective is likely to be minor positive over all timeframes as residents and property would not be at risk. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO9 Biodiversity; SO10 Landscape & Townscape and SO19 Town & Village Centres** 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 provision of services and facilities on site as part of the proposals. 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. Due to the potential harm from development on the BOA, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective. The site plays an important role in maintaining the visual and physical separation of Hailsham and Magham Down. Although the land is not particularly prominent in the landscape and is well screened, it is considered that the site, if developed, would

	significantly detract from the rural character of the area and would not be a logical extension to the village as access could only be achieved from the A271 to the south. **No significant effect: SO11 Historic and Cultural Heritage and SO18 Economy & Employment** 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. 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. **Uncertain: SO2 Climate Change Adaption; SO4 Water Resources/Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO12 Digital Infrastructure; SO13 Travel & Accessibility; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO17 Social Deprivation; SO18 Economy & Employment SO20 and Education & Skills** For the remaining objectives, more information is required to determine the effects**.**
Selected / Rejected for allocation	The site is not taken forward for allocation due to a number of negative impacts. The site is situated in a relatively remote location, with limited access to services, amenities and public transport and occupiers of residential development here would largely be reliant on private motor vehicles. The development of the site would result in the loss of land which plays a pivotal role in maintaining the physical and visual separated of Magham Down. Development would also be out of character with the existing townscape and landscape of Magham Down in this location. There are also concerns that the site is unable to achieve a vehicular access to the site, however, further evidence would be required to assess this. Given the above issues, the site is not taken forward for allocation.

SHELAA Ref: 854/1310 **SITE:** Creepers Cottage, Coldthorn Lane, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 854/1310 Name: **Creepers Cottage, Coldthorn Lane, Hailsham**
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a residential dwelling, garden and a paddock. • The site is 1.6ha in size and is proposed for residential development of 30 (net) dwellings. • The site is detached from both Hailsham (sustainable settlements as defined in the Settlement Hierarchy) and is therefore remote from any local facilities, amenities and public transport. • The site does not conform with the overall Spatial Strategy for the district as it is not located within a sustainable settlement. • The site is detached from both Hailsham (a sustainable settlement as defined in the Settlement Hierarchy) and is therefore remote from any local facilities and amenities. • The closest bus stops to the site are located approximately 100m to the west of the site on the A22 and 580m to the east on the B2104. There are footpaths located on the A22 that provide pedestrian connectivity to these forms of sustainable transport, however, it is currently uncertain whether the site is able to provide a pedestrian connection to the A22 to the west as this would require third party land. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The current lack of access to sustainable transport means that development of the site will be car dependent increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some degree. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 854/1310 Name: Creepers Cottage, Coldthorn Lane, Hailsham
		S	M	L	Overall	Commentary
						• All development will result in an increase in greenhouse gas emissions, however given lack of access to sustainable transport, a minor negative effect is expected on this SA Objective, specifically in terms of emissions from vehicles. Mitigation measures will need to be identified to minimise impacts as far as possible, although a residual negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site is mostly greenfield currently. Intensification of development on the site would introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • The site is within Flood Zone 1 as defined by the Environment Agency and the Wealden SFRA. • The site is located almost wholly within an area of groundwater concern and is therefore at risk of groundwater flooding. • 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 risk of surface water flooding located along the southern boundary of the site that would require mitigation. • The site is located almost wholly within an area of groundwater concern and is therefore at risk of groundwater flooding. • Mitigation measures will need to be provided for the site in terms of surface water runoff as the intensification of development will introduce further impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 854/1310 Name: Creepers Cottage, Coldthorn Lane, Hailsham
		S	M	L	Overall	Commentary
						• Given that the site is not at risk of fluvial, but that further investigation is required for groundwater flooding and that suitable mitigation for surface water runoff is likely to be achievable, the effects on this SA Objective are 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. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • There are no watercourses within the site or within close proximity. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district
SO5	SOIL, LAND & MINERALS					• The site comprises some greenfield agricultural land but has not been classified within the Agricultural Land Classification survey. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 854/1310 Name: Creepers Cottage, Coldthorn Lane, Hailsham
		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					• Development of the site could introduce more light pollution to the area, which is classed as being a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The closest bus stops to the site are located approximately 100m to the west of the site on the A22 and 580m to the east on the B2104. There are footpaths located on the A22

SUSTAINABILITY OBJECTIVE		Effects				Site No: 854/1310 Name: Creepers Cottage, Coldthorn Lane, Hailsham
		S	M	L	Overall	Commentary
						that provide pedestrian connectivity to these forms of sustainable transport, however, it is currently uncertain whether the site is able to provide a pedestrian connection to the A22 to the west as this would require third party land. • 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. • Due to the sites location outside the boundaries of a sustainable settlement and likely impact from light and air pollution, there will be some minor negative effects expected on this SA Objective. Mitigation measures are likely possible to reduce emissions through appropriate application of relevant Local Plan policies, and any major effect is lessened by the sites small size. The impacts on this SA Objective are likely to be minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are extensive trees and hedgerows located along the site boundaries. 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 north boundary of the site. This is also classified as ancient woodland (Coldthorn Wood) and a suitable buffer would be required. • 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 bounded by priority habitat deciduous woodland to the north.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 854/1310 Name: Creepers Cottage, Coldthorn Lane, Hailsham
		S	M	L	Overall	Commentary
						• There are a number of trees and hedgerows located along the site boundaries which provide good wildlife corridors and stepping stones to the wider area. Development would need to seek to retain and enhance these features. • The Wilmington Woodlands and Watershed Biodiversity Opportunity Area is located adjacent the sites northern boundary and covers the eastern boundary of the site. • The site lies approximately 1.5km to the west of the Pevensey Levels SSSI, SAC and Ramsar. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • 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 the protection and enhancement of biodiversity, as well as the requirement to provide at least 20% BNG together with the retention and protection of trees, woodlands and hedgerows. Development would need to be in compliance with the relevant polices. • No detailed scheme for the site has been put forward as of yet and so the effect on this SA Objective is considered uncertain at this time.
S010	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment states that the site has moderate sensitivity to small-scale residential development due to its proximity to Coldthorn Wood ancient woodland, intact historic assart field pattern, rural character with animal grazing, mature shaws and hedgerows, and access by public rights of way. • 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. • Development of the site would be significantly out of keeping with the existing character of the area.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 854/1310 Name: Creepers Cottage, Coldthorn Lane, Hailsham
		S	M	L	Overall	Commentary
						• Given the size of the site, its isolated location and the existing character of the area, it is considered that there will be a minor negative impact upon this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • A scheduled monument – medieval farmstead at Downash 300m northeast of Freshfields Farm is located approximately 500m to the east of the site. Two Grade II listed buildings (Barn to northwest of Coppards and Coppards) are located approximately 315m to the south of the site. It is not anticipated that development would impact these heritage assets. • The site is not located within an Archaeological Notification Area (ANA). • 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. • The development of the site would not impact upon any heritage or cultural assets; therefore no significant effects are expected on this SA Objective
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is detached from Hailsham (a sustainable settlement as defined in the Settlement Hierarchy) and any rural settlement and is therefore isolated from local services, facilities and public transport. • The closest bus stops to the site are located approximately 100m to the west of the site on the A22 and 580m to the east on the B2104. There are footpaths located on the A22 that provide pedestrian connectivity to these forms of sustainable transport, however, it is currently uncertain whether the site is able to provide a pedestrian connection to the A22 on its western boundary due to third party land ownership.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 854/1310 Name: Creepers Cottage, Coldthorn Lane, Hailsham
		S	M	L	Overall	Commentary
						• The closest railway station is located approximately 2.8km to the south in Polegate although the only reasonable access to the station is via private motor vehicle. • There are no public rights of way within the site or along its boundaries. • The site is located along Coldthorn Lane, which is a rural that has no public footpaths. The site would be required to provide pedestrian footpaths on Coldthorn Lane to connect to the pedestrian footpaths that are to be provided as part of the development for 31 (net) dwellings to the north that was granted planning permission under planning reference WD/2020/1504/MAO. It is currently uncertain as to whether this is achievable. • 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. • However, as it stands the site does not have any access to sustainable transport or suitable active travel modes (walking and cycling). Much of this depends on whether the site can connect to existing public transport options or the pedestrian footpaths to be provided on developments to the north. Therefore, the effects on this SA Objective are considered to be minor negative at this time.
SO14	HOUSING					• The proposal for residential development on this site has the potential to contribute to the district's identified housing need, albeit not within a sustainable settlement. • However, there are no details as to the type of housing to be provided (i.e. affordable homes, Lifetime Homes etc.) • Therefore, a minor positive effect is expected on this SA Objective in terms of housing provision alone.
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 nearest health services are in Hailsham; however these are not accessible to the site other than by car at present. It may be possible to connect the site to public transport options on the A22 and to provide pedestrian connectivity to the north, however, this is still uncertain. Furthermore, this would still place the site in some significant distance from these services.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 854/1310 Name: Creepers Cottage, Coldthorn Lane, Hailsham
		S	M	L	Overall	Commentary
						• The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Hailsham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes. • Given the size of the site, it is likely that contributions to quality improvements, or provision of new open / recreational space could be secured. • 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. • The site is not a designated Local Green Space nor is it a formal recreational or play space. • The site is not proposing improvements to sport and recreation provision or to health service provision. • Given the detachment of the site from Hailsham and any other settlement, and the current lack of any sustainable access to the town's health & wellbeing facilities, the impact on this SA Objective over the longer term is considered to be minor negative
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 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: 854/1310 Name: Creepers Cottage, Coldthorn Lane, Hailsham
		S	M	L	Overall	Commentary
SO17	SOCIAL DEPRIVATION					• 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 housing types, facilities and development design, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is detached from Hailsham, (a sustainable settlement as defined in the Settlement Hierarchy) and any rural settlement and is therefore isolated from local services, facilities and public transport. • There is currently no pedestrian access to Hailsham, however, there is the potential for this to be provided along Coldthorn Lane, albeit the site would still be some considerable distance from the settlements. • Therefore, the impact on this SA Objective is considered to be major negative
SO20	EDUCATION & SKILLS					• There may be the potential to improve skills and training through local job creation/apprenticeships during construction, resulting in a minor positive effect in the short term. • The nearest school provision is in Hailsham however the site has no existing connectivity to these settlements. It may be possible to connect the site to public transport options on the A22 and to provide pedestrian connectivity to the north, however, this is still uncertain. Furthermore, this would still place the site in some significant distance from these services. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would

SUSTAINABILITY OBJECTIVE		Effects				Site No: 854/1310 Name: Creepers Cottage, Coldthorn Lane, Hailsham
		S	M	L	Overall	Commentary
						be required in discussion with East Sussex County Council as part of the planning application process. • The proposed development is not providing any educational provision and so residents would rely on accessing Hailsham for this. Further investigations as to educational capacity would be required. • Given the detachment of the site from Hailsham and any other settlement, and the current lack of any sustainable access to the town's educational facilities, the impact on this SA Objective over the longer term is considered to be minor negative

SUMMARY OF RESULTS:	Site No: 854/1310 Name: Creepers Cottage, Coldthorn Lane, Hailsham																		
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 to the south of Hailsham outside of the proposed development boundary. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. 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; SO14 Housing** Given that the site is not at risk of fluvial, but that further investigation is required for groundwater flooding and that suitable mitigation for surface water runoff is likely to be achievable, the effects on this SA Objective are considered to be minor positive. The proposal for residential development on this site has the potential to contribute to the district's identified housing need, albeit not within a sustainable settlement and therefore not in conformity with the overall spatial strategy for the district. **Major negative effects: SO19 Town & Village Centres** The site is detached from Hailsham, (a sustainable settlement as defined in the Settlement Hierarchy) and any rural settlement and is therefore isolated from local services, facilities and public transport. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO10 Landscape & Townscape; SO13 Travel & Accessibility; SO15 Health & Wellbeing.** 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 sites location outside the boundaries of a sustainable settlement and likely impact from light and air pollution, there will be some minor negative effects expected on this SA Objective. Mitigation measures are likely possible to reduce emissions through appropriate application of relevant Local Plan policies, and any major effect is lessened by the sites small size. The impacts on this SA Objective are likely to be minor negative. Given the size of the site, its isolated location and the existing character of the area, it is considered that there will be a minor negative impact upon this SA Objective.

	The site does not have any access to sustainable transport or suitable active travel modes (walking and cycling). Much of this depends on whether the site can connect to existing public transport options or the pedestrian footpaths to be provided on developments to the north. Therefore, the effects on this SA Objective are considered to be minor negative at this time. •Given the detachment of the site from Hailsham and any other settlement, and the current lack of any sustainable access to the town's health & wellbeing facilities or educational facilities, the impact on SA Objectives 15 and 20 over the longer term is considered to be minor negative **No significant effect: SO11 Historic & Cultural Heritage; SO18 Economy & Employment** The development of the site would not impact upon any heritage or cultural assets; therefore no significant effects are expected on this SA Objective 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. **Uncertain: SO2 Climate Change Adaption; SO4 Water Resources/Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO16 Quality of Life & Place; 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 30 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site is not suitable for residential development. The site is not in conformity with the overall spatial strategy for the district, being located outside any sustainable settlement and with no access to public transport from the development that would allow future residents to have a feasible alternative to using the car. Pedestrian access along Coldthorn Lane is non-existent in this location and there is no scope for this to be provided given the narrow and rural nature of the lane. Development of this site would create an isolated residential development that is car dependent and isolated from any services and facilities. Furthermore, development would encroach further into the countryside to the south of Hailsham and would not relate well to the existing landscape character of the area.

SHELAA Ref: 882/1310 **SITE:** Land on North West Side of Coldthorn Lane, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 882/1310 Name: Land on north west side of Coldthorn Lane, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of agricultural land located in countryside between Hailsham and Polegate. • The site is 2.5ha in size and is proposed for residential development of 10 or more (net) dwellings. • The site is detached from both Hailsham and Polegate (a sustainable settlement as defined in the Settlement Hierarchy) and is therefore remote from any local facilities and amenities. • The closest bus stops to the site are located approximately 100m to the west of the site on the A22 and 580m to the east on the B2104. There are footpaths located on the A22 that provide pedestrian connectivity to these forms of sustainable transport, however, it is currently uncertain whether the site is able to provide a pedestrian connection to the A22 to the west as this would require third party land. • The site does not conform with the overall Spatial Strategy for the district as it is not located within a sustainable settlement. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The lack of access to sustainable transport means that development of the site will be car dependent increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some degree. • 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, however given lack of access to sustainable transport, a minor negative effect is expected on this SA

SUSTAINABILITY OBJECTIVE		Effects				Site No: 882/1310 Name: Land on north west side of Coldthorn Lane, Hailsham
		S	M	L	Overall	Commentary
						Objective, specifically in terms of emissions from vehicles. Mitigation measures will need to be identified to minimise impacts as far as possible, although a residual negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site is greenfield currently. Intensification of development on the site would introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • The site is within Flood Zone 1 as defined by the Environment Agency and the Wealden SFRA. • The site is located partially within an area of groundwater concern and is therefore at risk of groundwater flooding. • 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 risk of surface water flooding located along the northern boundary of the site that would require mitigation. • The site is located partially within an area of groundwater concern and is therefore at risk of groundwater flooding. • Mitigation measures will need to be provided for the site in terms of surface water runoff as the intensification of development will introduce further impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 882/1310 Name: Land on north west side of Coldthorn Lane, Hailsham
		S	M	L	Overall	Commentary
						• Given that the site is not at risk of fluvial, but that further investigation is required for groundwater flooding and that suitable mitigation for surface water runoff is likely to be achievable, the effects on this SA Objective are 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. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality, and protect the biodiversity of the Levels. • There are no watercourses within the site or within close proximity. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district
SO5	SOIL, LAND & MINERALS					• The site comprises some greenfield agricultural land but has not been classified within the Agricultural Land Classification survey. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 882/1310 Name: Land on north west side of Coldthorn Lane, Hailsham
		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					• Development of the site could introduce more light pollution to the area, which is classed as being a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The closest bus stops to the site are located approximately 100m to the west of the site on the A22 and 580m to the east on the B2104. There are footpaths located on the A22

SUSTAINABILITY OBJECTIVE		Effects				Site No: 882/1310 Name: Land on north west side of Coldthorn Lane, Hailsham
		S	M	L	Overall	Commentary
						that provide pedestrian connectivity to these forms of sustainable transport, however, it is currently uncertain whether the site is able to provide a pedestrian connection to the A22 to the west as this would require third party land. • 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.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are mature hedgerows and trees along the boundaries of the site, which 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					• There are parcels of priority habitat deciduous woodland are located 200m to the north and 100m to the west of the site. They are both connected to the site by the continuous network of tree and hedgerow lined field boundaries. • The Wilmington Woodlands and Watershed Biodiversity Opportunity Area are located 200m to the north of the site. • 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: 882/1310 Name: Land on north west side of Coldthorn Lane, Hailsham
		S	M	L	Overall	Commentary
						• The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • There are a number of trees and hedgerows located along the site boundaries which provide good wildlife corridors and stepping stones to the wider area, particularly Hempstead Farm Shaw. Development would need to seek to retain and enhance these features. • The site lies approximately 1.5km to the west of the Pevensey Levels SSSI, SAC and Ramsar. • Other policies within the Local Plan will address the protection and enhancement of biodiversity, as well as the requirement to provide at least 20% BNG together with the retention and protection of trees, woodlands and hedgerows. Development would need to be in compliance with the relevant polices. • No detailed scheme for the site has been put forward as of yet and so the effect on this SA Objective is considered uncertain at this time.
SO10	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development owing to the site being bound by mature hedgerows and trees and those landscape features increasing the site's sensitivity to development. • 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. • Development of the site would be significantly out of keeping with the existing character of the area/ • Given the size of the site, its isolated location and the existing character of the area, it is considered that there will be a minor negative impact upon this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 882/1310 Name: Land on north west side of Coldthorn Lane, Hailsham
		S	M	L	Overall	Commentary
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There are no listed buildings within the site. Two Grade II Listed Building (Coppards and Barn to north west of Coppards) lies to the southeast of the site. however, it is not considered that the development of this would impact upon this. • The site is not located within an Archaeological Notification Area (ANA). • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have no significant effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • 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 detached from Hailsham(a sustainable settlement as defined in the Settlement Hierarchy) and any rural settlement and is therefore isolated from local services, facilities and public transport. • The closest bus stops to the site are located approximately 100m to the west of the site on the A22 and 550 to the east on the B2104. There are footpaths located on the A22 that provide pedestrian connectivity to these forms of sustainable transport, however, it is currently uncertain whether the site is able to provide a pedestrian connection to the A22 on its western boundary due to third party land ownership. • There are no public rights of way within the site. • The site is located along Coldthorn Lane, which is a rural that has no public footpaths. The site would be required to provide pedestrian footpaths on Coldthorn Lane to connect to the pedestrian footpaths that are to be provided as part of the development for 31 (net)

SUSTAINABILITY OBJECTIVE		Effects				Site No: 882/1310 Name: Land on north west side of Coldthorn Lane, Hailsham
		S	M	L	Overall	Commentary
						dwellings to the north that was granted planning permission under planning reference WD/2020/1504/MAO. It is currently uncertain as to whether this is achievable. • 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. • However, as it stands the site does not have any access to sustainable transport or suitable active travel modes (walking and cycling). Much of this depends on whether the site can connect to existing public transport options or the pedestrian footpaths to be provided on developments to the north. Therefore, the effects on this SA Objective are considered to be minor negative at this time
SO14	HOUSING					• The proposed development of this site for residential has the potential to contribute to the district's identified housing need, albeit not within a sustainable settlement and therefore not in conformity with the overall spatial strategy for the district. • However, there are no details as to the type of housing to be provided (i.e. affordable homes, Lifetime Homes etc.) • Therefore, a minor positive effect is expected on this SA Objective in terms of housing provision alone.
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 nearest health services are in Hailsham however these are not accessible to the site other than by car at present. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Hailsham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly

SUSTAINABILITY OBJECTIVE		Effects				Site No: 882/1310 Name: Land on north west side of Coldthorn Lane, Hailsham
		S	M	L	Overall	Commentary
						recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes. • Given the size of the site, it is likely that contributions to quality improvements, or provision of new open / recreational space could be secured. • 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. • The site is not a designated Local Green Space nor is it a formal recreational or play space. • The site is not proposing improvements to sport and recreation provision or to health service provision. • Given the detachment of the site from Hailsham and any other settlement, and the current lack of any sustainable access to the town's health & wellbeing facilities, the impact on this SA Objective over the longer term is considered to be minor negative
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 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					• 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 housing types, facilities and development design, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 882/1310 Name: Land on north west side of Coldthorn Lane, Hailsham
		S	M	L	Overall	Commentary
						• However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is detached from Hailsham (a sustainable settlement as defined in the Settlement Hierarchy) and any rural settlement and is therefore isolated from local services, facilities and public transport. • There is currently no pedestrian access to Hailsham, however, there is the potential for this to be provided along Coldthorn Lane, albeit the site would still be some considerable distance from the settlements. • Therefore, the impact on this SA Objective is considered to be major negative
SO20	EDUCATION & SKILLS					• There may be the potential to improve skills and training through local job creation/apprenticeships during construction, resulting in a minor positive effect in the short term. • The nearest school provision is in Hailsham, however the site has no existing connectivity to these settlements. It may be possible to connect the site to public transport options on the A22 and to provide pedestrian connectivity to the north, however, this is still uncertain. Furthermore, this would still place the site in some significant distance from these services. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process. • The proposed development is not providing any educational provision and so residents would rely on accessing Hailsham for this. • Given the detachment of the site from Hailsham and any other settlement, and the current lack of any sustainable access to the town's educational facilities, the impact on this SA Objective over the longer term is considered to be minor negative

SUMMARY OF RESULTS:	Site No: 882/1310	Name: Land on north west side of Coldthorn Lane, Hailsham																		
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 to the south of Hailsham outside of the proposed development boundary. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. 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; SO14 Housing** Given that the site is not at risk of fluvial, but that further investigation is required for groundwater flooding and that suitable mitigation for surface water runoff is likely to be achievable, the effects on this SA Objective are considered to be minor positive. The proposal for residential development on this site has the potential to contribute to the district's identified housing need, albeit not within a sustainable settlement and therefore not in conformity with the overall spatial strategy for the district. **Major negative effects: SO19 Town & Village Centres** The site is detached from Hailsham, (a sustainable settlement as defined in the Settlement Hierarchy) and any rural settlement and is therefore isolated from local services, facilities and public transport. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO10 Landscape & Townscape; SO13 Travel & Accessibility; SO15 Health & Wellbeing;** All development will result in an increase in greenhouse gas emissions, however given lack of access to sustainable transport, a minor negative effect is expected on this SA Objective, specifically in terms of emissions from vehicles. Mitigation measures will need to be identified to minimise impacts as far as possible, although a residual 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 sites location outside the boundaries of a sustainable settlement and likely impact from light and air pollution, there will be some minor negative effects expected on this SA Objective. Mitigation measures are likely possible to reduce emissions through appropriate application of relevant Local Plan policies, and any major effect is lessened by the sites small size. The impacts on this SA Objective are likely to be minor negative. Given the size of the site, its isolated location and the detrimental impact of development upon the existing character of the area, it is considered that there will be a minor negative impact upon this SA Objective.

	The site does have access to sustainable transport however there is currently no pedestri9an connectivity to the bus stops nearby or suitable active travel modes (walking and cycling). Much of this depends on whether the site can connect to existing public transport options or the pedestrian footpaths to be provided on developments to the north. Therefore, the effects on this SA Objective are considered to be minor negative at this time. Given the detachment of the site from Hailsham and any other settlement, and the current lack of any sustainable access to the town's health & wellbeing facilities or educational facilities, the impact on SA Objectives 15 and 20 over the longer term is considered to be minor negative **No significant effect: SO11 Historic & Cultural Heritage; SO18 Economy & Employment** The development of the site would not impact upon any heritage or cultural assets; therefore no significant effects are expected on this SA Objective 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. **Uncertain: SO2 Climate Change Adaption; SO4 Water Resources/Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO16 Quality of Life & Place; 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 10 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site is not appropriate for residential development and is therefore not taken forward for allocation. The site is not in conformity with the overall spatial strategy for the district, being located outside any sustainable settlement and with no pedestrian access to public transport from the development that would allow future residents to have a feasible alternative to using the car. Pedestrian access along Coldthorn Lane is non-existent in this location and there is no scope for this to be provided given the narrow and rural nature of the lane. Development of this site would create an isolated residential development that is car dependent and isolated from any services and facilities. Furthermore, development would encroach further into the countryside to the south of Hailsham and would not relate well to the existing landscape character of the area.

SHELAA Ref: 883/1310 **SITE:** Harebeating Farm, Marshfoot Lane, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 883/1310 Name: Harebeating Farm, Marshfoot Lane, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises an area of agricultural fields at the eastern periphery of Hailsham. • The site is 13.32ha in size and is proposed for residential development, however, no quantum of development was provided. There is a current ongoing outline planning application for the site under planning reference WD/2023/0709/MAO for a 62 bedroom care home within south western part of the site fronting onto Marshfoot Lane. • Hailsham is assessed as a sustainable settlement within the settlement hierarchy as it offers a frequent and sustainable mode of public transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • 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. • The nearest bus stop is approx. 300m from the site on Greenwich Road and provides a frequent and regular bus service to the larger Hailsham. The site is located approximately 5.1km from the nearest train station in Polegate, which offers services to London, Brighton and Hastings. There is currently no formally made pedestrian footpaths to these forms of public transport. The ongoing application indicates that a pedestrian access will be provided on Marshfoot Lane. This can likely be extended to access the south eastern part of the site also fronting onto Marshfoot Lane in the future. • The energy statement submitted as part of the ongoing planning application identifies a number of climate change mitigations to be provided within the south western part of the site. It is uncertain as to whether these will be applied to other parts of the site in the future. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 883/1310 Name: Harebeating Farm, Marshfoot Lane, Hailsham
		S	M	L	Overall	Commentary
						• All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Whilst this site is seeking to reduce the impacts of development upon climate via the mitigations demonstrated within the ongoing planning application, a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site is greenfield currently and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • A watercourse (Whelpley Sewer) runs east to west along the northern boundary of the site. There are large areas of flood zone 2, 3a and 3b as defined by the Wealden Strategic Flood Risk Assessment within the northern part of the site. The southern parts of the site are located in Flood Zone 1. • There are small portions of surface water flood risk located within the site. • The promoter has indicated as part of the planning application that a SuDS system will be implemented as part of the site. It is uncertain as to whether these will be applied to other parts of the site in the future. • 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 planning application has indicated some of the measures of how the site can adapt to climate change, however, further details are still required at reserved matters stage, therefore the effect on this SA Objective is uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• A watercourse (Whelpley Sewer) runs east to west along the northern boundary of the site. There are large areas of flood zone 2, 3a and 3b as defined by the Wealden Strategic Flood Risk Assessment within the northern part of the site. The southern parts of the site are located in Flood Zone 1. • There are small portions of surface water flood risk located within the site. • Residential development would be precluded from those areas of the site within Flood Zones 2 and 3a. Only water compatible uses are permitted within Flood Zone 3b in line with government guidance on flood risk and coastal change.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 883/1310 Name: Harebeating Farm, Marshfoot Lane, Hailsham
		S	M	L	Overall	Commentary
						• Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. • The promoter has indicated as part of the planning application that a SuDS system will be implemented as part of the site. It is uncertain as to whether these will be applied to other parts of the site in the future. • 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 that the site is at risk of flooding from multiple sources, and that the ongoing application has not yet received the approval from the local flood authority, the effect on this SA is currently uncertain. Furthermore, the ongoing planning application only covers a small portion of this site.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • The development of this site will increase the demand for water consumption and wastewater treatment. • A watercourse (Whelpley Sewer) form the northern boundary of the site. • Development of the site could exacerbate the rivers poor status through potential pollution, directly and indirectly through surface runoff and discharge. This is particularly important for this site as the watercourse flows directly into the Pevensey Levels. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality, and protect the biodiversity of the Levels. • The proposals submitted as part of the planning application confirms that the proposed SuDS on site will mitigate and treat the run-off volumes in line Natural England guidance. • The site is not within a groundwater source protection zone. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 883/1310 Name: Harebeating Farm, Marshfoot Lane, Hailsham
		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. • Whilst it has been indicated that the part of the site subject to an ongoing planning application will not impact upon water quality, significant parts of the site are not subject to this application. • It is considered there would be a minor negative effect on this SA Objective, predominantly due to the potential of the site to impact a watercourse located along the sites northern boundary which flows directly into the Pevensey Levels.
SO5	SOIL, LAND & MINERALS					• The site is partly agricultural land but not classified within the Agricultural Land Classification system (ALC) • The site is not safeguarded for waste or minerals operations. • The site is greenfield. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development

SUSTAINABILITY OBJECTIVE		Effects				Site No: 883/1310 Name: Harebeating Farm, Marshfoot Lane, Hailsham
		S	M	L	Overall	Commentary
SO7	POLLUTION					• The site is within an area classified as being 'brighter' in CPREs light pollution mapping. Any development would still need to minimise external lighting and be in compliance with other Local Plan policies on this. • Hailsham is assessed as a sustainable settlement within the settlement hierarchy as it offers a frequent and sustainable mode of public transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • 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. • The nearest bus stop is approx. 300m from the site on Greenwich Road and provides a frequent and regular bus service to the larger Hailsham. The site is located approximately 5.1km from the nearest train station in Polegate, which offers services to London, Brighton and Hastings. There is currently no formally made pedestrian footpaths to these forms of public transport. The ongoing application indicates that a pedestrian access will be provided on Marshfoot Lane. This can likely be extended to access the south eastern part of the site also fronting onto Marshfoot Lane in the future. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • Given the scale of development proposed, there is likely to be a significant increase in traffic and congestion on the road network, although this may be mitigated to some degree through the provision of services and facilities on the site for residents to access.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 883/1310 Name: Harebeating Farm, Marshfoot Lane, Hailsham
		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 as a result of increases in air pollution from construction. However, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective.
SO8	GREEN & BLUE INFRASTRUCTURE					• The mature hedgerows and trees within the site and along its boundaries of the site provide wildlife corridors and stepping stones to the wider area. There is also some vegetation located within the site, however, the site is largely exposed within the wider area. • There is significant trees and hedgerows located on the sites boundaries. These provides important stepping stones and wildlife corridors to the Pevensey Levels to the north and east of the site. There is limited vegetation within the site apart from an in site hedgerow. • There is parcels of priority habitat coastal and floodplain grazing marsh within the northern parts of the site. There is priority habitat within the southern part of the site, however, this has not been specifically classified as a certain habitat. • 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 planning application for the south western part of the site has indicated that no planting will be removed to accommodate the development. It has also been stated that landscaping will be enhanced as part of the development. It is unknown whether these principles can be applied to the whole site. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact is considered to be uncertain at this time as much will depend on the implementation of a suitable landscape scheme. Furthermore, the ongoing planning

SUSTAINABILITY OBJECTIVE		Effects				Site No: 883/1310 Name: Harebeating Farm, Marshfoot Lane, Hailsham
		S	M	L	Overall	Commentary
						application only covers a small portion of this site and it is unknown whether the landscape proposals can be applied to the whole site.
SO9	BIODIVERSITY					• The mature hedgerows and trees on the boundaries of the site provide wildlife corridors and stepping stones to the wider countryside. • The trees and hedgerows contribute towards the green infrastructure network of the site as well as to the wider greenfield network. • There is parcels of priority habitat coastal and floodplain grazing marsh within the northern parts of the site. There is priority habitat within the southern part of the site, however, this has not been specifically classified as a certain habitat. Development would result in the removal of priority habitat within the southern parts of the site. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • The Pevensey Levels BOA lies to the north east of the site. • The Pevensey Levels SAC, Ramsar and SSSI lie a short distance to the north of the site. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • Other policies within the Local Plan will address the protection and enhancement of biodiversity, as well as the requirement to provide at least 20% BNG together with the retention and protection of trees, woodlands and hedgerows. Development would need to be in compliance with the relevant polices. • The planning statement from the ongoing planning application sets out a number of biodiversity enhancement and the creation of new habitats for the site. It is unknown whether these principles can be applied to the whole site. • Whilst the proposed development has indicated biodiversity enhancements as part of development, it is currently unknown whether these can be applied to the whole site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 883/1310 Name: Harebeating Farm, Marshfoot Lane, Hailsham
		S	M	L	Overall	Commentary
						Given that the development of the site would result in the loss of priority habitat, the effects on this SA Objective are minor negative.
SO10	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development as the site is greatly exposed to the wider landscape to the north and development would have a detrimental impact upon the general rural character and appearance of the surrounding countryside. • Therefore, large-scale housing development beyond the built linear form on Harebeating Lane would be unsuitable in this location. However, small-scale development could be suitable along the frontage of Marshfoot Lane in between existing properties to reflect the ridgeline development already in place. • Given the above reasons, it is considered the effects on this SA Objective are of no significant effect. This is only if development remains within the parts of the site fronting onto Marshfoot Lane. It is considered that if development extends to the north beyond this ridgeline then the effects would be greatly more significant.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not located in close proximity to a conservation area or listed building. • An archaeological notification area (Old Marshfoot Farm) covers the eastern part of the site. • The proposed development for the site has considered heritage assets within the design of the scheme and it is considered that there will be no significant effect on this SA Objective should this site come forward.
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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 883/1310 Name: Harebeating Farm, Marshfoot Lane, Hailsham
		S	M	L	Overall	Commentary
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The development of the southern parts of the site would require the creation of a new vehicular and pedestrian access to the site from Marshfoot Lane. The ongoing application indicates that a pedestrian access will be provided on Marshfoot Lane. This has received the approval of the local highways authority as part of the ongoing planning application for the site. This can likely be extended to access the southeastern part of the site also fronting onto Marshfoot Lane in the future. • The nearest bus stop is approx. 300m from the site on Greenwich Road and provides a frequent and regular bus service to the larger Hailsham. The site is located approximately 5.1km from the nearest train station in Polegate, which offers services to London, Brighton and Hastings. • Hailsham is assessed as a sustainable settlement within the settlement hierarchy as it offers a frequent and sustainable mode of public transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • Public right of way (Hailsham 33d) runs north to south through the eastern part of the site. • The development of the site would also be required to consider the highways improvements in relation to the land granted permission for 300 (net) dwellings to the south. • • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be minor positive given the proximity of the site to a sustainable settlement and sustainable public transport.
SO14	HOUSING					• The site is proposing to provider older persons housing on the site, which will help to meet the need identified within the District. Further housing can also be delivered on the south eastern parcel of the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 883/1310 Name: Harebeating Farm, Marshfoot Lane, Hailsham
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's older persons housing needs and other forms of housing.
SO15	HEALTH & WELLBEING					• The nearest health services are at the Vicarage Field Surgery, approx. 600m to the west of the site. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Hailsham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes. • The site is not a designated Local Green Space nor is it a formal recreational or play space. • Given the size of the site, there may be potential to achieve contributions towards health and wellbeing provision, but this is uncertain at this time. Furthermore, discussions are also required with healthcare providers within the Parish.
SO16	QUALITY OF LIFE & PLACE					• The ongoing planning application for the site has demonstrated that older persons will be brought forward on the site which will have a positive impact on the quality of life on any development. Further development will also be brought forward on the south eastern part of the site. • The effect on this SA Objective will largely depend on the scheme being brought forward and its implementation in line with relevant Local Plan polices.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 883/1310 Name: Harebeating Farm, Marshfoot Lane, Hailsham
		S	M	L	Overall	Commentary
						• Development will need to comply with other Local Plan policies, which will address matters of design and quality of life within the district as well as the District's Design Code. • The impact on this SA Objective is considered to be minor positive
SO17	SOCIAL DEPRIVATION					• The remaining south eastern part 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 design and affordable housing within the remaining part of the site, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is in close proximity to the services and facilities in Hailsham, together with public transport, so future residents would have good access to the town centre. • The development of this site would place future residents within close proximity of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue nonetheless.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 883/1310 Name: Harebeating Farm, Marshfoot Lane, Hailsham
		S	M	L	Overall	Commentary
						• The nearest nursery and primary school is the Phoenix School, approximately 100m to the south of the site. • Further primary, secondary and college provision is located within Eastbourne to the south of the site. • 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. • 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 would be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	Site No: 883/1310	Name: Harebeating Farm, Marshfoot Lane, Hailsham																		
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	There is a current ongoing outline planning application for the site under planning reference WD/2023/0709/MAO for a 62 bedroom care home within south western part of the site fronting onto Marshfoot Lane. The site does not currently benefit from planning permission nor any application for development. The site lies at the southeastern periphery of Hailsham within the proposed settlement boundary. Hailsham is classed as a sustainable settlement in the Settlement Hierarchy, and there are a number of potential sites put forward for development in and around the town.. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor positive effects: SO 13 Travel & Accessibility; SO14 Housing; SO16 Quality of Life & Place** The impact on this SA Objective is considered to be minor positive given the proximity of the site to a sustainable settlement and sustainable 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 older persons housing needs and other forms of housing. Given that the proposals for the site indicate that affordable housing will be brought forward on site, the effect on this SA Objective is considered to be minor positive. This could only be enhanced by a greater number of affordable dwellings. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; S04 Water Resource/Quality; SO6 Waste; SO9 Biodiversity** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Whilst this site is seeking to reduce the impacts of development upon climate via the mitigations demonstrated within the ongoing planning application, a residual minor negative impact is likely to remain. It is considered there would be a minor negative effect on this SA Objective, predominantly due to the potential of the site to impact a watercourse located along the sites northern boundary which flows directly into the Pevensey Levels. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Whilst the applicant is seeking to reduce these impacts, a residual minor negative impact is likely to remain.

	Whilst the proposed development has indicated biodiversity enhancements as part of development, it is currently unknown whether these can be applied to the whole site. Given that the development of the site would result in the loss of priority habitat, the effects on this SA Objective are minor negative. Given the above reasons, it is considered the effects on this SA Objective are minor negative as development of the quantum envisioned would have a significant impact upon the landscape and would be highly exposed within the landscape. This is lessened by the enclosure provided to the site by existing development, the railway line and the A22. **No significant effect: SO7 Pollution; SO10 Landscape and Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment and 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. However, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective. Given the above reasons, it is considered the effects on this SA Objective are of no significant effect. This is only if development remains within the parts of the site fronting onto Marshfoot Lane. It is considered that if development extends to the north beyond this ridgeline then the effects would be greatly more significant. The proposed development for the site has considered heritage assets within the design of the scheme and it is considered that there will be no significant effect on this SA Objective should this scheme come forward. 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. 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 given the quantum of development proposed for the site. The development of this site would place future residents within close proximity of the sustainable settlements of Eastbourne and Stone Cross and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Eastbourne and Stone Cross will continue nonetheless. 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 would be no significant impact on this SA Objective. **Uncertain: SO2 Climate Change Adaption; SO3 Flood Risk; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO12 Digital Infrastructure; SO15 Health & Wellbeing; 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 62 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 20 (net) dwellings in the southern part of the site and has been proposed for allocation on this basis. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development as the site is greatly exposed to the wider landscape to the north and development would have a detrimental impact upon the general rural character and appearance of the surrounding countryside. The site also contains priority habitat floodplain grazing marsh in the north and east of the site. Therefore, large-scale housing development beyond the built linear form on Harebeating Lane would be unsuitable in this location. The southern part of the site is well related to the built form of Hailsham and benefits from close proximity to existing the existing facilities and amenities that are provided within the settlement. Development would require the provision of improved pedestrian and vehicular access Marshfoot Lane that takes into consideration the highways improvements in relation to the land granted permission for 300 (net) dwellings to the south. Significant biodiversity enhancements would be required on the site given the loss of priority habitat in this part of the site and careful consideration of the impacts on the Pevensey Levels would also be required. The development would also be required to consider neighbouring residential amenity and the public right of way that crosses the site.

SHELAA Ref: 891/1310 **SITE:** Land at Stockhall Farm, Summerhill Lane, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 891/1310 Name: **Land at Stockhall Farm, Summerhill Lane, Hailsham**
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a residential dwelling, garden, barn and an agricultural field in the countryside between Hailsham and Polegate • The site is 0.74ha in size and is proposed for residential development of 40 (net) dwellings. • The site is detached from both Hailsham and Polegate (a sustainable settlement as defined in the Settlement Hierarchy) and is therefore remote from any local facilities and amenities. • The closest bus stops to the site are located approximately 100m to the west of the site on the A22 and 580m to the east on the B2104. There are footpaths located on the A22 that provide pedestrian connectivity to these forms of sustainable transport, however, it is currently uncertain whether the site is able to provide a pedestrian connection to the A22 to the west as this would require third party land. • The site does not conform with the overall Spatial Strategy for the district as it is not located within a sustainable settlement. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The lack of access to sustainable transport means that development of the site will be car dependent increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some degree. • 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, however given lack of access to sustainable transport, a minor negative effect is expected on this SA

SUSTAINABILITY OBJECTIVE		Effects				Site No: 891/1310 Name: Land at Stockhall Farm, Summerhill Lane, Hailsham
		S	M	L	Overall	Commentary
						Objective, specifically in terms of emissions from vehicles. Mitigation measures will need to be identified to minimise impacts as far as possible, although a residual negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site is greenfield currently. Intensification of development on the site would introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • The site is within Flood Zone 1 as defined by the Environment Agency and the Wealden SFRA. • The site is located almost wholly within an area of groundwater concern and is therefore at risk of groundwater flooding. • 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 risk of surface water flooding located along the northern boundary of the site that would require mitigation. • The site is located almost wholly within an area of groundwater concern and is therefore at risk of groundwater flooding. • Mitigation measures will need to be provided for the site in terms of surface water runoff as the intensification of development will introduce further impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 891/1310 Name: Land at Stockhall Farm, Summerhill Lane, Hailsham
		S	M	L	Overall	Commentary
						• Given that the site is not at risk of fluvial, but that further investigation is required for groundwater flooding and that suitable mitigation for surface water runoff is likely to be achievable, the effects on this SA Objective are 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. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district
SO5	SOIL, LAND & MINERALS					• The site comprises some greenfield agricultural land but has not been classified within the Agricultural Land Classification survey. • 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. • 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: 891/1310 Name: Land at Stockhall Farm, Summerhill Lane, Hailsham
		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					• Development of the site could introduce more light pollution to the area, which is classed as being a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • A significant pylon line crosses the site, and this would require consideration as part of any development. • The closest bus stops to the site are located approximately 100m to the west of the site on the A22 and 580m to the east on the B2104. There are footpaths located on the A22 that provide pedestrian connectivity to these forms of sustainable transport, however, it is currently uncertain whether the site is able to provide a pedestrian connection to the A22 to the west as this would require third party land.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 891/1310 Name: Land at Stockhall Farm, Summerhill Lane, Hailsham
		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. • Due to the sites location outside the boundaries of a sustainable settlement and likely impact from light and air pollution, there will be some minor negative effects expected on this SA Objective. Mitigation measures are likely possible to reduce emissions through appropriate application of relevant Local Plan policies, and any major effect is lessened by the sites small size. The impacts on this SA Objective are likely to be minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are mature hedgerows and trees along the boundaries of the site, which 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					• There are parcels of priority habitat deciduous woodland are located 150m to the north and 125m to the west of the site. They are both connected to the site by the continuous network of tree and hedgerow lined field boundaries. • The Wilmington Woodlands and Watershed Biodiversity Opportunity Area are located 150m to the north of the site. • 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: 891/1310 Name: Land at Stockhall Farm, Summerhill Lane, Hailsham
		S	M	L	Overall	Commentary
						• There are a number of trees and hedgerows located along the site boundaries which provide good wildlife corridors and stepping stones to the wider area. Development would need to seek to retain and enhance these features. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • The site lies approximately 1.5km to the west of the Pevensey Levels SSSI, SAC and Ramsar. • Other policies within the Local Plan will address the protection and enhancement of biodiversity, as well as the requirement to provide at least 20% BNG together with the retention and protection of trees, woodlands and hedgerows. Development would need to be in compliance with the relevant polices. • No detailed scheme for the site has been put forward as of yet and so the effect on this SA Objective is considered uncertain at this time.
SO10	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment states that the site has moderate sensitivity to small-scale residential development due to its rural character, intact historic assart field pattern and access by public rights of way 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. • Development of the site would be significantly out of keeping with the existing character of the area/ • Given the size of the site, its isolated location and the detrimental impact of development upon the existing character of the area, it is considered that there will be a minor negative impact upon this SA Objective.
SO11	HISTORIC &					• The site is not within a conservation area.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 891/1310 Name: Land at Stockhall Farm, Summerhill Lane, Hailsham
		S	M	L	Overall	Commentary
	CULTURAL HERITAGE					• A scheduled monument – medieval farmstead at Downash 300m north east of Freshfields Farm is located approximately 650m to the east of the site. Two Grade II listed buildings (Barn to northwest of Coppards and Coppards) are located approximately 315m to the south of the site. • The site is not located within an Archaeological Notification Area (ANA). • 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. • The development of the site would not impact upon any heritage or cultural assets; therefore no significant effects are expected on this SA Objective
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is detached from Hailsham (a sustainable settlement as defined in the Settlement Hierarchy) and any rural settlement and is therefore isolated from local services, facilities and public transport. • The closest bus stops to the site are located approximately 100m to the west of the site on the A22 and 580m to the east on the B2104. There are footpaths located on the A22 that provide pedestrian connectivity to these forms of sustainable transport, however, it is currently uncertain whether the site is able to provide a pedestrian connection to the A22 to the west as this would require third party land. • The nearest train station is at Polegate, 2.73km south of the site, although the only reasonable opportunity to access the station is via a private car. • Public footpath Hailsham 51 runs along the northern boundary of the site from the A22 to Summer Hill Lane and this would require retention and enhancement.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 891/1310 Name: Land at Stockhall Farm, Summerhill Lane, Hailsham
		S	M	L	Overall	Commentary
						• The site is located along Coldthorn Lane, which is a rural that has no public footpaths. The site would be required to provide pedestrian footpaths on Coldthorn Lane to connect to the pedestrian footpaths that are to be provided as part of the development for 31 (net) dwellings to the north that was granted planning permission under planning reference WD/2020/1504/MAO. It is currently uncertain as to whether this is achievable. • 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. • However, as it stands the site does not have any access to sustainable transport or suitable active travel modes (walking and cycling). Much of this depends on whether the site can connect to existing public transport options or the pedestrian footpaths to be provided on developments to the north. Therefore, the effects on this SA Objective are considered to be minor negative at this time.
SO14	HOUSING					• The proposed development of this site for residential has the potential to contribute to the district's identified housing need, albeit not within a sustainable settlement and therefore not in conformity with the overall spatial strategy for the district. • However, there are no details as to the type of housing to be provided (i.e. affordable homes, Lifetime Homes etc.) • Therefore, a minor positive effect is expected on this SA Objective in terms of housing provision alone.
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 nearest health services are in Hailsham; however these are not accessible to the site other than by car at present. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 891/1310 Name: Land at Stockhall Farm, Summerhill Lane, Hailsham
		S	M	L	Overall	Commentary
						• The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Hailsham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes. • Given the size of the site, it is likely that contributions to quality improvements, or provision of new open / recreational space could be secured. • 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. • The site is not a designated Local Green Space nor is it a formal recreational or play space. • The site is not proposing improvements to sport and recreation provision or to health service provision. • Given the detachment of the site from Hailsham and any other settlement, and the current lack of any sustainable access to the town's health & wellbeing facilities, the impact on this SA Objective over the longer term is considered to be minor negative
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 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					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 891/1310 Name: Land at Stockhall Farm, Summerhill Lane, Hailsham
		S	M	L	Overall	Commentary
						• Due to the lack of detail on the provision of housing types, facilities and development design, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is detached from Hailsham, (a sustainable settlement as defined in the Settlement Hierarchy) and any rural settlement and is therefore isolated from local services, facilities and public transport. • There is currently no pedestrian access to Hailsham, however, there is the potential for this to be provided along Coldthorn Lane, albeit the site would still be some considerable distance from the settlements. • Therefore, the impact on this SA Objective is considered to be major negative
SO20	EDUCATION & SKILLS					• There may be the potential to improve skills and training through local job creation/apprenticeships during construction, resulting in a minor positive effect in the short term. • The nearest school provision is in Hailsham; however the site has no existing connectivity to these settlements. It may be possible to connect the site to public transport options on the A22 and to provide pedestrian connectivity to the north, however, this is still uncertain. Furthermore, this would still place the site in some significant distance from these services. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 891/1310 Name: Land at Stockhall Farm, Summerhill Lane, Hailsham
		S	M	L	Overall	Commentary
						• Given the detachment of the site from Hailsham and any other settlement, and the current lack of any sustainable access to the town's educational facilities, the impact on this SA Objective over the longer term is considered to be minor negative

SUMMARY OF RESULTS:	Site No: 891/1310 Name: Land at Stockhall Farm, Summerhill Lane, Hailsham																		
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; SO14 Housing** Given that the site is not at risk of fluvial, but that further investigation is required for groundwater flooding and that suitable mitigation for surface water runoff is likely to be achievable, the effects on this SA Objective are considered to be minor positive. The proposal for residential development on this site has the potential to contribute to the district's identified housing need, albeit not within a sustainable settlement and therefore not in conformity with the overall spatial strategy for the district. **Major negative effects: SO19 Town & Village Centres** The site is detached from Hailsham, (a sustainable settlement as defined in the Settlement Hierarchy) and any rural settlement and is therefore isolated from local services, facilities and public transport. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO10 Landscape & Townscape; SO13 Travel & Accessibility; SO15 Health & Wellbeing.** All development will result in an increase in greenhouse gas emissions, however given lack of access to sustainable transport, a minor negative effect is expected on this SA Objective, specifically in terms of emissions from vehicles. Mitigation measures will need to be identified to minimise impacts as far as possible, although a residual 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 sites location outside the boundaries of a sustainable settlement and likely impact from light and air pollution, there will be some minor negative effects expected on this SA Objective. Mitigation measures are likely possible to reduce emissions through appropriate application of relevant Local Plan policies, and any major effect is lessened by the sites small size. The impacts on this SA Objective are likely to be minor negative. Given the size of the site, its isolated location and the detrimental impact of development upon the existing character of the area, it is considered that there will be a minor negative impact upon this SA Objective.

	The site does not have any access to sustainable transport or suitable active travel modes (walking and cycling). Much of this depends on whether the site can connect to existing public transport options or the pedestrian footpaths to be provided on developments to the north. Therefore, the effects on this SA Objective are considered to be minor negative at this time. Given the detachment of the site from Hailsham and any other settlement, and the current lack of any sustainable access to the town's health & wellbeing facilities or educational facilities, the impact on SA Objectives 15 and 20 over the longer term is considered to be minor negative. **No significant effect: SO11 Historic & Cultural Heritage; SO18 Economy & Employment** The development of the site would not impact upon any heritage or cultural assets; therefore no significant effects are expected on this SA Objective 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. **Uncertain: SO2 Climate Change Adaption; SO4 Water Resources/Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO16 Quality of Life & Place; 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 40 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site is not appropriate for residential development and is therefore not taken forward for allocation. The site is not in conformity with the overall spatial strategy for the district, being located outside any sustainable settlement and with no access to public transport from the development that would allow future residents to have a feasible alternative to using the car. Pedestrian access along Coldthorn Lane is non-existent in this location and there is no scope for this to be provided given the narrow and rural nature of the lane. Development of this site would create an isolated residential development that is car dependent and isolated from any services and facilities. Furthermore, development would encroach further into the countryside to the south of Hailsham and would not relate well to the existing landscape character of the area.

SHELAA Ref: 895/1310 **SITE:** Land at Davmau Farm, Coldthorn Lane, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 895/1310 Name: Land at Davmau Farm, Coldthorn Lane, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a residential dwelling, garden, and an agricultural field in the countryside between Hailsham and Polegate. • The site is 5.32ha in size and is proposed for residential development, however, no specific quantum of growth has been provided. • The site is detached from both Hailsham, (a sustainable settlement as defined in the Settlement Hierarchy) and is therefore remote from any local facilities and amenities. • The site does not conform with the overall Spatial Strategy for the district as it is not located within a sustainable settlement. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The lack of access to sustainable transport means that development of the site will be car dependent increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some degree. • 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, however given lack of access to sustainable transport, a minor negative effect is expected on this SA Objective, specifically in terms of emissions from vehicles. Mitigation measures will need to be identified to minimise impacts as far as possible, although a residual negative impact is likely to remain.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 895/1310 Name: Land at Davmau Farm, Coldthorn Lane, Hailsham
		S	M	L	Overall	Commentary
SO2	CLIMATE CHANGE ADAPTATION					• The site is mostly greenfield currently. Intensification of development on the site would introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • The site is within Flood Zone 1 as defined by the Environment Agency and the Wealden SFRA. • The site is located almost wholly within an area of groundwater concern and is therefore at risk of groundwater flooding. • 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 risk of surface water flooding located within the centre of the site that would require mitigation. • The site is located almost wholly within an area of groundwater concern and is therefore at risk of groundwater flooding. • Mitigation measures will need to be provided for the site in terms of surface water runoff as the intensification of development will introduce further 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 that the site is not at risk of fluvial, but that further investigation is required for groundwater flooding and that suitable mitigation for surface water runoff is likely to be achievable, the effects on this SA Objective are considered to be minor positive.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 895/1310 Name: Land at Davmau Farm, Coldthorn Lane, Hailsham
		S	M	L	Overall	Commentary
						• Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • There are no watercourses within the site or within close proximity. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district
SO5	SOIL, LAND & MINERALS					• The site comprises some greenfield agricultural land but has not been classified within the Agricultural Land Classification survey. • 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. • 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: 895/1310 Name: Land at Davmau Farm, Coldthorn Lane, Hailsham
		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					• Development of the site could introduce more light pollution to the area, which is classed as being a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • Two significant pylons are located within the site, and these would require consideration as part of any development. • The closest bus stops to the site are located approximately 100m to the west of the site on the A22 and 580m to the east on the B2104. There are footpaths located on the A22 that provide pedestrian connectivity to these forms of sustainable transport, however, it is currently uncertain whether the site is able to provide a pedestrian connection to the A22 to the west as this would require third party land.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 895/1310 Name: Land at Davmau Farm, Coldthorn Lane, Hailsham
		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. • Due to the sites location outside the boundaries of a sustainable settlement and likely impact from light and air pollution, there will be some minor negative effects expected on this SA Objective. Mitigation measures are likely possible to reduce emissions through appropriate application of relevant Local Plan policies, and any major effect is lessened by the sites small size. The impacts on this SA Objective are likely to be minor
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 southwest and along the northern boundary of the site. • Ancient woodland (Coldthorn Wood) forms the northern boundary of the site, and a suitable buffer would be required. • The promoter for the site has indicated that green infrastructure will be provided as part of development, however, no specific details have been provided. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • 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: 895/1310 Name: Land at Davmau Farm, Coldthorn Lane, Hailsham
		S	M	L	Overall	Commentary
SO9	BIODIVERSITY					• There are parcels of priority habitat deciduous woodland located adjacent the southwestern and northern boundaries of the site. They are both connected to the site by the continuous network of tree and hedgerow lined field boundaries. • There are a number of trees and hedgerows located along the site boundaries which provide good wildlife corridors and stepping stones to the wider area. Development would need to seek to retain and enhance these features. • The Wilmington Woodlands and Watershed Biodiversity Opportunity Area is located adjacent the sites northern boundary. • The site lies approximately 1.5km to the west of the Pevensey Levels SSSI, SAC and Ramsar. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • 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 the protection and enhancement of biodiversity, as well as the requirement to provide at least 20% BNG together with the retention and protection of trees, woodlands and hedgerows. Development would need to be in compliance with the relevant polices. • No detailed scheme for the site has been put forward as of yet and so the effect on this SA Objective is considered uncertain at this time.
S010	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment states that the site has moderate sensitivity to small-scale residential development due to its proximity to Coldthorn Wood ancient woodland, intact historic assart field pattern, rural character with animal grazing, mature shaws and hedgerows, and access by public rights of way. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 895/1310 Name: Land at Davmau Farm, Coldthorn Lane, Hailsham
		S	M	L	Overall	Commentary
						• Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • Development of the site would be significantly out of keeping with the existing character of the area. • Given the size of the site, its isolated location, and the detrimental impact of development upon the existing character of the area, it is considered that there will be a minor negative impact upon this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • A scheduled monument – medieval farmstead at Downash 300m northeast of Freshfields Farm is located approximately 500m to the east of the site. Two Grade II listed buildings (Barn to northwest of Coppards and Coppards) are located approximately 315m to the south of the site. • The site is not located within an Archaeological Notification Area (ANA). • 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. • The development of the site would not impact upon any heritage or cultural assets; therefore no significant effects are expected on this SA Objective
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is detached from Hailsham (a sustainable settlement as defined in the Settlement Hierarchy) and any rural settlement and is therefore isolated from local services, facilities, and public transport.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 895/1310 Name: Land at Davmau Farm, Coldthorn Lane, Hailsham
		S	M	L	Overall	Commentary
						• The closest bus stops to the site are located approximately 100m to the west of the site on the A22 and 580m to the east on the B2104. There are footpaths located on the A22 that provide pedestrian connectivity to these forms of sustainable transport, however, it is currently uncertain whether the site is able to provide a pedestrian connection to the A22 on its western boundary due to third party land ownership. • The closest railway station is located approximately 2.8km to the south in Polegate although the only reasonable access to the station is via private motor vehicle. • Public footpath Hailsham 51 runs along the southern boundary of the site from the A22 to Summer Hill Lane and this would require retention and enhancement. • The site is located along Coldthorn Lane, which is a rural that has no public footpaths. The site would be required to provide pedestrian footpaths on Coldthorn Lane to connect to the pedestrian footpaths that are to be provided as part of the development for 31 (net) dwellings to the north that was granted planning permission under planning reference WD/2020/1504/MAO. It is currently uncertain as to whether this is achievable. • 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. • However, as it stands the site does not have any access to sustainable transport or suitable active travel modes (walking and cycling). Much of this depends on whether the site can connect to existing public transport options or the pedestrian footpaths to be provided on developments to the north. Therefore, the effects on this SA Objective are considered to be minor negative at this time.
SO14	HOUSING					• The proposal for residential development on this site has the potential to contribute to the district's identified housing need, albeit not within a sustainable settlement and therefore not in conformity with the overall spatial strategy for the district. • However, there are no details as to the type of housing to be provided (i.e. affordable homes, Lifetime Homes etc.) • Therefore, a minor positive effect is expected on this SA Objective in terms of housing provision alone.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 895/1310 Name: Land at Davmau Farm, Coldthorn Lane, Hailsham
		S	M	L	Overall	Commentary
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as part of any development as it will accommodate more than 10 (net dwellings). • The nearest health services are in Hailsham however these are not accessible to the site other than by car at present. It may be possible to connect the site to public transport options on the A22 and to provide pedestrian connectivity to the north, however, this is still uncertain. Furthermore, this would still place the site in some significant distance from these services. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Hailsham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes. • Given the size of the site, it is likely that contributions to quality improvements, or provision of new open / recreational space could be secured. • 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. • The site is not a designated Local Green Space nor is it a formal recreational or play space. • The site is not proposing improvements to sport and recreation provision or to health service provision. • Given the detachment of the site from Hailsham and any other settlement, and the current lack of any sustainable access to the town's health & wellbeing facilities, the impact on this SA Objective over the longer term is considered to be minor negative

SUSTAINABILITY OBJECTIVE		Effects				Site No: 895/1310 Name: Land at Davmau Farm, Coldthorn Lane, Hailsham
		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. • 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 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					• 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 housing types, facilities and development design, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is detached from Hailsham, (a sustainable settlement as defined in the Settlement Hierarchy) and any rural settlement and is therefore isolated from local services, facilities, and public transport. • There is currently no pedestrian access to Hailsham, however, there is the potential for this to be provided along Coldthorn Lane, albeit the site would still be some considerable distance from the settlements. • Therefore, the impact on this SA Objective is considered to be major negative
SO20	EDUCATION & SKILLS					• There may be the potential to improve skills and training through local job creation/apprenticeships during construction, resulting in a minor positive effect in the short term.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 895/1310 Name: Land at Davmau Farm, Coldthorn Lane, Hailsham
		S	M	L	Overall	Commentary
						• The nearest school provision is in Hailsham; however the site has no existing connectivity to these settlements. It may be possible to connect the site to public transport options on the A22 and to provide pedestrian connectivity to the north, however, this is still uncertain. Furthermore, this would still place the site in some significant distance from these services. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process. • Given the detachment of the site from Hailsham and any other settlement, and the current lack of any sustainable access to the town's educational facilities, the impact on this SA Objective over the longer term is considered to be minor negative

SUMMARY OF RESULTS:	Site No: 895/1310 Name: Land at Davmau Farm, Coldthorn Lane, Hailsham																			
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 to the south of Hailsham outside of the proposed development boundary. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. 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; SO14 Housing** Given that the site is not at risk of fluvial, but that further investigation is required for groundwater flooding and that suitable mitigation for surface water runoff is likely to be achievable, the effects on this SA Objective are considered to be minor positive. The proposal for residential development on this site has the potential to contribute to the district's identified housing need, albeit not within a sustainable settlement and therefore not in conformity with the overall spatial strategy for the district. **Major negative effects: SO19 Town & Village Centres** The site is detached from Hailsham, (a sustainable settlement as defined in the Settlement Hierarchy) and any rural settlement and is therefore isolated from local services, facilities, and public transport. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO10 Landscape & Townscape; SO13 Travel & Accessibility; SO15 Health & Wellbeing.** All development will result in an increase in greenhouse gas emissions, however given lack of access to sustainable transport, a minor negative effect is expected on this SA Objective, specifically in terms of emissions from vehicles. Mitigation measures will need to be identified to minimise impacts as far as possible, although a residual 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 sites location outside the boundaries of a sustainable settlement and likely impact from light and air pollution, there will be some minor negative effects expected on this SA Objective. Mitigation measures are likely possible to reduce emissions through appropriate application of relevant Local Plan policies, and any major effect is lessened by the sites small size. The impacts on this SA Objective are likely to be minor negative. Given the size of the site, its isolated location, and the detrimental impact of development upon the existing character of the area, it is considered that there will be a minor negative impact upon this SA Objective.

	The site does not have any access to sustainable transport or suitable active travel modes (walking and cycling). Much of this depends on whether the site can connect to existing public transport options or the pedestrian footpaths to be provided on developments to the north. Therefore, the effects on this SA Objective are considered to be minor negative at this time. Given the detachment of the site from Hailsham and any other settlement, and the current lack of any sustainable access to the town's health & wellbeing facilities or educational facilities, the impact on SA Objectives 15 and 20 over the longer term is considered to be minor negative. **No significant effect: SO11 Historic & Cultural Heritage; SO18 Economy & Employment** The development of the site would not impact upon any heritage or cultural assets; therefore no significant effects are expected on this SA Objective 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. **Uncertain: SO2 Climate Change Adaption; SO4 Water Resources/Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO16 Quality of Life & Place; 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 1,000 (net) dwellings and an unspecified amount of employment floorspace. Given the constraints identified within the evidence base and SA it is considered that the site is not suitable for residential development however the southern part of the site is considered suitable for employment development and has been proposed for allocation on this basis, as part of Site 1115/1310. The site is not in conformity with the overall spatial strategy for the district, being located outside any sustainable settlement and with no access to public transport from the development that would allow future residents to have a feasible alternative to using the car. Pedestrian access along Coldthorn Lane is non-existent in this location and there is no scope for this to be provided given the narrow and rural nature of the lane. Development of this site would create an isolated residential development that is car dependent and isolated from any services and facilities. Furthermore, development would encroach further into the countryside to the south of Hailsham and would not relate well to the existing landscape character of the area.

SHELAA Ref: 903/1310

SITE: Land and Access Track to the Rear of 168 Battle Road, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 903/1310 Name: Land and access track to the rear of 168 Battle Road, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a small field and several dilapidated buildings associated with a builder's yard. • The site is 0.73ha in size and the applicant has proposed that either 20 market or affordable dwellings could be provided or 15 self-build and custom build units. • Hailsham is assessed as a sustainable settlement within the settlement hierarchy as it offers a frequent and sustainable mode of public transport for people to other settlements as well as extensive services and facilities (including retail, leisure, and employment). • There are bus stops located approximately 150m to the north and 50m to the south of the site's access on the A295 (Battle Road). These are both accessible via pedestrian footpaths. The nearest train station is in Polegate, approx. 6km south of the site, although the only reasonable access to the station is via private motor vehicle. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and with very close proximity to sustainable transport. • 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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 903/1310 Name: Land and access track to the rear of 168 Battle Road, Hailsham
		S	M	L	Overall	Commentary
						to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no risk of surface water flooding. • The site is brownfield land and has existing areas of impermeable surfacing. Development could reduce these areas or increase them. • Measures to deal with surface water runoff will be required as rainfall is likely to increase with climate change. • 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 risk of surface water flooding. • The site lies wholly within an area of groundwater concern, and this would require further investigation. • The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided in terms of managing surface water runoff. • 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 or surface water flooding, and that policies within the plan will provide for suitable mitigation for surface water and groundwater flood risk, the impact on this SA Objective is likely to be minor positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 903/1310 Name: Land and access track to the rear of 168 Battle Road, Hailsham
		S	M	L	Overall	Commentary
						• Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • 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. • 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 agricultural land. • The site is not safeguarded for waster or minerals operations. • The site is a brownfield site, and its proposed development represents an efficient use of land. • Given its current use, there may be contamination on the site that would require 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 903/1310 Name: Land and access track to the rear of 168 Battle Road, Hailsham
		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					• The site is within the existing built form of Hailsham and within an area classified as being 'very bright' in CPREs light pollution mapping. Therefore it is unlikely there will be any impacts from light pollution. However, any development would still need to minimise external lighting and be in compliance with other Local Plan policies on this. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that residential use will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • There are bus stops located approximately 150m to the north and 50m to the south of the site's access on the A295 (Battle Road). These are both accessible via pedestrian footpaths. The nearest train station is in Polegate, approx. 6km south of the site, although the only reasonable access to the station is via private motor vehicle. • There are no sources of noise pollution affecting the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 903/1310 Name: Land and access track to the rear of 168 Battle Road, Hailsham
		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 as a result of increases in air pollution from construction. However, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are some mature hedgerows and trees located along the sites boundaries and these features provide good wildlife corridors and stepping stones to the countryside to the east. • These trees and hedgerows contribute to the site's green infrastructure network as well as the wider area. Any development would need to seek to retain, protect and enhance these features to maintain 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 could contribute to the green and blue infrastructure network and make a positive contribution to nature recovery. • 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					• There are no designated biodiversity sites, Priority Habitats or irreplaceable habitats within the site or in close proximity. Development of the site will not impact on any of them. • The site is not within a Biodiversity Opportunity Area (BOA). • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 903/1310 Name: Land and access track to the rear of 168 Battle Road, Hailsham
		S	M	L	Overall	Commentary
						• The Pevensey Levels SSSI, SAC and Ramsar site is located approximately 655m to the east of the site. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • Given the location of the site within the existing built up area of Hailsham and the likely lack of biodiversity on site, it is considered there would be no significant effects on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• This site was not individually assessed within the 2023 Landscape Sensitivity Assessment as it lies within the built form of Hailsham. • Given the fact the site is well integrated into Hailsham, no significant effect is expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. However, a Grade II Listed Building (Whiteoaks) and its curtilage is located adjacent to the western boundary of the site. • Any development would need to respect this historic setting and consider what mitigations would be required to lessen the impact of development. • The site does not lie within an Archaeological Notification Area (ANA). • Due to the lack of scheme details at this time, effects are considered uncertain.
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 accessed via a narrow, single-width track located between two dwellings off the A295 (Battle Road). The existing vehicular access has limited visibility in both directions due to a road fronting dwelling to the north and established roadside

SUSTAINABILITY OBJECTIVE		Effects				Site No: 903/1310 Name: Land and access track to the rear of 168 Battle Road, Hailsham
		S	M	L	Overall	Commentary
						vegetation to the south. Therefore, in its current condition, it would be unsuitable for an intensification of development. • A new vehicular access may be achieved via adjacent SHELAA site 135/1310 to the east or through newly constructed residential development to the south, albeit this has not materialised at this stage. • The site can be accessed via existing footpaths located along Battle Road. • There are bus stops located approximately 150m to the north and 50m to the south of the site's access on the A295 (Battle Road). These are both accessible via pedestrian footpaths. The nearest train station is in Polegate, approx. 6km south of the site, although the only reasonable access to the station is via private motor vehicle. • It is around a 20 minute walk to Hailsham High Street. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered uncertain at this stage given that the transport measures, including the provision of pedestrian access to and from the site, are 'unknown'
SO14	HOUSING					• The site is 0.73ha in size and the applicant has proposed that either 20 market or affordable dwellings could be provided or 15 self-build and custom build units. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward
SO15	HEALTH & WELLBEING					• The nearest health services are at the Quintin Medical Centre, approx. 200m to the north west of the site. This can be reached via pedestrian footpaths or public transport. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 903/1310 Name: Land and access track to the rear of 168 Battle Road, Hailsham
		S	M	L	Overall	Commentary
						• The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Hailsham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes. • Local Green Space nor is it a formal recreational or play space. • The site is not proposing improvements to sport and recreation provision or to health service provision. • Given the size of the site, there may be potential to achieve contributions towards health and wellbeing provision, but this 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. • The redevelopment of the dilapidated buildings on site could result in a positive effect, however, due to the lack of detail on the scheme design, the impact on this SA Objective is considered to be uncertain at this stage.
SO17	SOCIAL DEPRIVATION					• The promoter for the site has indicated that affordable housing or self-build and custom build plots could be provided as part of any development 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. • The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. Therefore the effect on this SA Objective is currently uncertain..

SUSTAINABILITY OBJECTIVE		Effects				Site No: 903/1310 Name: Land and access track to the rear of 168 Battle Road, Hailsham
		S	M	L	Overall	Commentary
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is close to services and facilities within Hailsham and has access to a frequent bus service to the High Street with short journey times. • However, due to the scale of proposed development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue nonetheless.
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 nursery and primary school is the Hailsham Primary Academy, located approximately 1km to the west of the site and can be accessed via pedestrian footpaths. • Further primary, secondary and college provision is located within Hailsham to the south west. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process. • 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 given the size of the site and education capacity being adequate to meet the development needs of this area.

SUMMARY OF RESULTS:	Site No: 903/1310	Name: Land and access track to the rear of 168 Battle Road, Hailsham																		
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 flooding or surface water flooding, and that policies within the plan will provide for suitable mitigation for surface water and groundwater flood risk, the impact on this SA Objective is likely to be major positive over all timeframes. 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 and SO6 Waste** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. **No significant effect: SO7 Pollution; SO9 Biodiversity; SO10 Landscape and Townscape; SO15 Health and Wellbeing SO18 Economy & Employment; SO19 Town & Village Centres 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. However, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective Given the location of the site within the existing built up area of Hailsham and the likely lack of biodiversity on site, it is considered there would be no significant effects on this SA Objective.

	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 development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue nonetheless. 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 given the size of the site and education capacity being adequate to meet the development needs of this area. **Uncertain: SO2 Climate Change Adaption; SO4 Water Resources & Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO11 Historic & Cultural Heritage; 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	This site has not been selected for residential allocation. The site is unable to achieve a suitable vehicular access to the site due to the narrow form of the access road, which cannot be widened due to third party land ownership. It has not been demonstrated that the site can achieve a suitable vehicular access via land to the east, which has been assessed under 135/1310. Therefore, the site cannot be allocated.

SHELAA Ref: 913/1310 **SITE:** Tudor Close, Polegate Road, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 913/1310 Name: Tudor Close, Polegate Road, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The southern part of the site has also been singularly assessed under 973/1310 and is currently in use as a highway contracting depot and waste management facility and also includes a residential property and curtilage. There are a number of agricultural fields that form the remaining part of the site. • The site is 2.65ha in size and is proposed for residential development of up to 150 (net) dwellings. The site has also been promoted for 9000m2 of employment uses. The majority of the site forms part of an undetermined outline planning application (ref. WD/2021/2556/MAO) which seeks the creation of a new business park, providing for up to 16,750m2 of Class B1(b) and (c) (now Use Class E) and B2 floorspace with ancillary storage and office use. This would involve the relocation of the existing highways depot to a new location. • The site is bounded by the A22 (Polegate Road) to the west and Summerhill Lane to the south and east. The surrounding land uses are largely rural fields, although there are some agricultural buildings associated with Natewood Farm on the western side of the A22. There is some small-scale residential development located to the west of the site. • There is a bus stop approximately 225m to the north of the site near where the public footpath terminates. Therefore, whilst the bus stop is in relative proximity to the site, pedestrians would be required to walk along a narrow grass verge to access the site. The closest train station is approximately 2.4km to the south of the site in Polegate. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site falls within the Parish of Hailsham, but is completely segregated from the town, and any other residential development. The site does not comply with the overall Spatial Strategy for residential development within 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. This impact is less significant if the site came forward for employment use only as demonstrated within the current planning application

SUSTAINABILITY OBJECTIVE		Effects				Site No: 913/1310 Name: Tudor Close, Polegate Road, Hailsham
		S	M	L	Overall	Commentary
						on the site as this use does not require the location of nearby services and facilities to support development. • 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. • 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 risk of surface water flooding within the north eastern part of the site. • The site is a mixture of brownfield and greenfield land, with some area of impermeable surfacing. Development is likely to increase impermeable surfaces within the site. • Measures to deal with surface water runoff will be required as rainfall is likely to increase with climate change. • 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 ongoing planning application has set out some of the principles for climate change adaption, including the implementation of SuDS, however, as this is an outline planning application, much will still be resolved if the site progresses to reserved matters stage. Furthermore, the planning application does not extend to cover the northern parts of the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 913/1310 Name: Tudor Close, Polegate Road, Hailsham
		S	M	L	Overall	Commentary
						• The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The north eastern part of the site is at risk of surface water flooding. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • The ongoing planning application for the site has demonstrated that there is no flood risk associated with the site. The application has received no objection from the local flood authority in regards to the proposed SuDS scheme for the site. • Given the site is not at risk of fluvial flooding, policies will mitigate for surface water flood risk and that the planning application for the site has received no objection from the local flood authority for the proposed development, the impact on this SA Objective is likely to be major positive over all timeframes the employment use would not be at risk of flooding. It is likely that this could also be applied to the northern part of the site that is outside the boundaries of the current planning permission.
SO4	WATER RESOURCES & QUALITY					• The site is a mix of greenfield and brownfield land. • The southern part of the site has been safeguarded for waste operations under Policy SP6 of the East Sussex Waste and Minerals Sites Plan, which was adopted in February 2017. The proposed scheme for the site would be dependent on the existing use of the site being relocated to a new and suitable location. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality, and protect the biodiversity of the Levels.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 913/1310 Name: Tudor Close, Polegate Road, Hailsham
		S	M	L	Overall	Commentary
						• Wealden has been identified as an area of serious water stress. • The site is not within a groundwater source protection zone. • The site does not contain any watercourses. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site comprises agricultural land, so would result in its loss, but this 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 CO2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 913/1310 Name: Tudor Close, Polegate Road, Hailsham
		S	M	L	Overall	Commentary
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area, which is classed as being a 'darker' area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • Given the presence of the A22 in this location, noise mitigations would be required to be provided as part of the redevelopment of the site. • It is expected that an increase in housing or employment use 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. However, this is dependent on the number of trips that are generated from the existing employment use of the site. Furthermore, redevelopment of the site could result in the demolition of existing buildings with more energy efficient buildings. • There is a bus stop approximately 225m to the north of the site in close proximity to where the public footpath terminates. Therefore, whilst the bus stop is in relatively close proximity to the site, pedestrians would be required to walk along a narrow grass verge to access the site. The closest train station is approximately 2.4km to the south of the site in Polegate. • 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 employment use 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					• The site bound by mature trees and hedgerows, which includes trees subject to group TPO NO 25, 199. A small number of these trees are located within the centre of the site. • There is also a significant tree and hedgerow belt that severs the southern field from the remaining part of the site. • The plans submitted as part of the ongoing planning application for the site indicate that existing vegetation will be retained and enhanced as part of any development. The

SUSTAINABILITY OBJECTIVE		Effects				Site No: 913/1310 Name: Tudor Close, Polegate Road, Hailsham
		S	M	L	Overall	Commentary
						applicant has proposed that SuDS will be introduced on the site and that the existing boundary hedgerows and trees will be retained and enhanced as part of any development. Furthermore, new planting and an enhanced landscape buffer will be provided. • 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 minor positive, because the redevelopment of the site would retain and enhance parts of the site for green and blue infrastructure as demonstrated within the ongoing planning application. The northern part of the site lies outside of the proposed application area, however, it is expected that similar mitigations could be provided for this part of the site if development were brought forward.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • There is a parcel of priority habitat deciduous woodland located adjacent the north western part of the site, an area that has not been included within the current proposed application for the site. As demonstrated within mitigations provided to the TPO on the southern part of the site, it is expected that this deciduous woodland could also be suitably protected. • The site bound by mature trees and hedgerows, which includes trees subject to group TPO NO 25, 199 to the south. A small number of these trees are located within the centre of the site. • There is also a significant tree and hedgerow belt that severs the southern part of the site from the northern areas. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • The ongoing planning application has undertaken ecology surveys to understand what mitigations will be required on the site protect and enhance biodiversity. The ecological

SUSTAINABILITY OBJECTIVE		Effects				Site No: 913/1310 Name: Tudor Close, Polegate Road, Hailsham
		S	M	L	Overall	Commentary
						mitigation and management plan sets out what mitigations and enhancements will be provided for biodiversity as part of the development. The northern part of the site lies outside of the proposed application area, however, it is expected that similar mitigations could be provided for this part of the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light or noise pollution and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor negative in the short term but will become minor positive in the medium to long term expected as biodiversity enhancements set out as part of the planning application become established.
SO10	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment states that the site is low to moderately sensitive to development due to the site being well enclosed by existing vegetation on the southern, eastern and northern boundaries and already having development on site. The northern part of the site lies outside of the proposed application area; and it is acknowledged that this part of the site is more sensitive in the landscape. • The ongoing application for the site is proposing that existing landscape buffering will be enhanced to provide further enclosure to the site from the surrounding landscape. • Given that it is currently unknown what additional landscape measures would be provided to limit the impact of development within the more sensitive northern parts of the site, the effect on this SA Objective is uncertain.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There are no listed buildings within the site or within close proximity. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have no significant effect on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 913/1310 Name: Tudor Close, Polegate Road, Hailsham
		S	M	L	Overall	Commentary
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is currently a vehicular access to the site from the A22, which serves the existing employment use on the site. The ongoing planning application for the site is proposing to significantly upgrade this existing access to the site. There is currently an ongoing objection to the application as adequate information has not been submitted to allow the East Sussex Highways to determine whether the proposal is acceptable in terms of the impact on the site access and the surrounding highway network and would therefore give rise to increased hazards to highway users. • There is a bus stop approximately 225m to the north of the site in close proximity to where the public footpath terminates. Therefore, whilst the bus stop is in relatively close proximity to the site, pedestrians would be required to walk along a narrow grass verge to access the site. There are no footpaths being proposed as part of the ongoing application. • The closest train station is approximately 2.4km to the south of the site in Polegate. • Given the lack of sustainable travel options, this site is wholly unsuitable for residential development as occupiers would be unable to accessible services and amenities. No footpaths have been proposed along the A22 as part of the redevelopment 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 uncertain at this stage as the ongoing planning application for the southern part of the site has not yet resolved the vehicular access for the site. It is important to note that there would be a major negative effect on this SA Objective for the residential development being sought within the northern part of the site, given the sites isolated location and lack of sustainable travel or accessibility to Hailsham or Polegate.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 913/1310 Name: Tudor Close, Polegate Road, Hailsham
		S	M	L	Overall	Commentary
SO14	HOUSING					• Given that the SHELAA form indicates that 150 (net) dwellings are to be provided on site, it is assumed that the applicant is seeking for these to come forward within the northern part of the site as the southern part is subject to an ongoing application for employment use. • The proposed development of this site for residential has the potential to contribute to the district's identified housing need, albeit not within a sustainable settlement and therefore not in conformity with the overall spatial strategy for the district. • However, there are no details as to the type of housing to be provided (i.e. affordable homes, Lifetime Homes etc.) • Therefore, a minor positive effect is expected on this SA Objective in terms of housing provision alone.
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 nearest health services are in Polegate, approximately 2.4km to the south of the site, however these are not accessible to the site other than by car at present. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Hailsham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes. • Given the size of the site, it is likely that contributions to quality improvements, or provision of new open / recreational space could be secured. • 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: 913/1310 Name: Tudor Close, Polegate Road, Hailsham
		S	M	L	Overall	Commentary
						• The site is not a designated Local Green Space nor is it a formal recreational or play space. • The site is not proposing improvements to sport and recreation provision or to health service provision. • Given the detachment of the site from Hailsham and Polegate, and the current lack of any sustainable access to the town's health & wellbeing facilities, the impact on this SA Objective over the longer term is considered to be minor negative if housing was sought on the northern part of the site. If only employment use was to come forward as proposed within the ongoing application, then there would be no significant effect.
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 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					• 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 housing types, facilities and development design, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The southern part of the site forms part of an undetermined outline planning application (ref. WD/2021/2556/MAO) which seeks the creation of a new business park, providing for up to 16,750m2 of Class B1(b) and (c) (now Use Class E) and B2 floorspace with ancillary storage and office use. This would involve the relocation of the existing highways depot to a new location. • Due to the size of the developable area of the site, an appropriate mix and type of employment uses could be accommodated in accordance with the relevant Local Plan policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 913/1310 Name: Tudor Close, Polegate Road, Hailsham
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a significant positive contribution to meeting the district's employment needs. This will be enhanced by the provision of different types, formats and scale of employment uses, if they are to come forward.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue nonetheless.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The site is 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. • The nearest primary is Polegate Primary School, located approximately 1.8km to the south east of the site, however, this can only be realistically accessed via the private motor vehicle. Further secondary provision is also located within Polegate to the south. • 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. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would

SUSTAINABILITY OBJECTIVE		Effects				Site No: 913/1310 Name: Tudor Close, Polegate Road, Hailsham
		S	M	L	Overall	Commentary
						be required in discussion with East Sussex County Council as part of the planning application process. • 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. It is important to note that there would be a minor negative effect on this SA Objective for the residential development being sought within the northern part of the site, given the sites isolated location and lack of sustainable travel or accessibility to educational infrastructure.

SUMMARY OF RESULTS:	Site No: 913/1310				Name: Tudor Close, Polegate Road, Hailsham															
SA EFFECTS	SO1 Climate Change	SO2 Climate Change	SO3 Flood Risk	SO4 Water	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape &	SO11 Historic & Cultural	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy &	SO19 Town & Village	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, along with land to the north, forms part of an undetermined outline planning application (ref. WD/2021/2556/MAO) which seeks the creation of a new business park, providing for up to 16,750m2 of Class B1(b) and (c) (now Use Class E) and B2 floorspace with ancillary storage and office use. The site lies in an isolated position, to the east of the A22 between the two sustainable settlements of Hailsham and Polegate. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO3 Flood Risk; SO14 Housing and SO18 Economy & Employment** The proposed development of this site for residential has the potential to contribute to the district's identified housing need, albeit not within a sustainable settlement and therefore not in conformity with the overall spatial strategy for the district. Given the site is not at risk of fluvial flooding, policies will mitigate for surface water flood risk and that the planning application for the site has received no objection from the local flood authority for the proposed development, the impact on this SA Objective is likely to be major positive over all timeframes the employment use would not be at risk of flooding. It is likely that this could also be applied to the northern part of the site that is outside the boundaries of the current planning permission. The impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a significant positive contribution to meeting the district's employment needs. This will be enhanced by the provision of different types, formats and scale of employment uses, if they are to come forward. **Minor positive effects: SO8 Green & Blue Infrastructure, SO9 Biodiversity and SO20 Education & Skills** The impact is considered to be minor positive, because the redevelopment of the site would retain and enhance parts of the site for green and blue infrastructure and biodiversity as demonstrated within the ongoing planning application. The northern part of the site lies outside of the proposed application area, however, it is expected that similar mitigations could be provided for this part of the site if development were brought forward. The proposed scheme looks to create safe, attractive and socially integrated spaces within the development to improve quality of life. The ongoing planning application for the site has demonstrated that affordable housing and self-build and custom build plots will be brought forward on the site which will have a positive impact on the quality of life on any development.

	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 **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO10 Landscape & Townscape and SO15 Health & Wellbeing** 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 proposed employment use and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative. The ongoing planning application has submitted plans that demonstrate that an enhanced landscaping scheme and buffer will be provided to enclose the site further within the existing landscaping. However, given the sites location at the eastern periphery of Hailsham, some impact on the landscape will remain and there is a minor negative effect on this SA Objective. Given the detachment of the site from Hailsham and Polegate, and the current lack of any sustainable access to the town's health & wellbeing facilities, the impact on this SA Objective over the longer term is considered to be minor negative if housing was sought on the northern part of the site. If only employment use was to come forward as proposed within the ongoing application, then there would be no significant effect. **No significant effect: SO11 Historic & Cultural Heritage and SO19 Town & Village Centre** The type of proposed development, the site's location, and proposed mitigations as part of the proposed development means no significant effects on these SA Objectives. **Uncertain: SO2 Climate Change Adaption; SO3 Flood Risk, SO4 Water Resources; SO5 Soil, Land & Minerals; SO10 Landscape & Townscape; SO12 Digital Infrastructure; SO13 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 proposal for the site is for up to 150 (net) dwellings and 9,000m^2 of employment floorspace. Given the constraints identified within the evidence base and SA it is considered that the site is not suitable for residential development however the southern part of the site is considered suitable for employment development and has been proposed for allocation on this basis, as part of Site 1115/1310. The site is not in conformity with the overall spatial strategy for the district, being located outside any sustainable settlement and with no access to public transport from the development that would allow future residents to have a feasible alternative to using

	the car. Development of this site would create an isolated residential development that is car dependent and isolated from any services and facilities. The southern part of this site forms part of an undetermined outline planning application (WD/2021/2556/MAO) which seeks the creation of a new business park, providing for up to 16,750m2 of Class B1(b) and (c) (now Use Class E) and B2 floorspace with ancillary storage and office use. The development of this part of the site would be required to protect and enhance trees and hedgerows on site boundaries, including those subject to a group TPO on the southern boundary, in order to further enclose the site within the landscape. The redevelopment of this site would also be required to ensure that the existing waste facility on the site is relocated to a suitable location. The development would be required to provide mitigation to existing road noise and remediate any potential contamination located within the site. The site also required the provision of an upgraded vehicular access, which is still subject to ongoing discussions as part of the ongoing planning application for the site.

SHELAA Ref: 973/1310 **SITE:** Woodside Depot and Brownings, Polegate Road, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 973/1310 Name: Woodside Depot and Brownings, Polegate Road, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently in use as a highways contracting depot and waste management facility and also includes a residential property and curtilage. • The site is 2.65ha in size and is proposed for residential development of up to 50 (net) dwellings. The site has also been promoted for 2,787m2 of light industrial employment uses. The site, along with land to the north, forms part of an undetermined outline planning application (ref. WD/2021/2556/MAO) which seeks the creation of a new business park, providing for up to 16,750m2 of Class B1(b) and (c) (now Use Class E) and B2 floorspace with ancillary storage and office use. This would involve the relocation of the existing highways depot to a new location. • The site is bounded by the A22 (Polegate Road) to the west and Summerhill Lane to the south and east. The surrounding land uses are largely rural fields, although there are some agricultural buildings associated with Natewood Farm on the western side of the A22. • There is a bus stop approximately 225m to the north of the site in close proximity to where the public footpath terminates. Therefore, whilst the bus stop is in relatively close proximity to the site, pedestrians would be required to walk along a narrow grass verge to access the site. The closest train station is approximately 2.4km to the south of the site in Polegate. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site falls within the Parish of Hailsham, but is completely segregated from the town, and any other residential development. The site does not comply with the overall Spatial Strategy for residential development within 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. This impact is less significant if the site came forward for employment use only as demonstrated within the current planning application

SUSTAINABILITY OBJECTIVE		Effects				Site No: 973/1310 Name: Woodside Depot and Brownings, Polegate Road, Hailsham
		S	M	L	Overall	Commentary
						on the site as this use does not require the location of nearby services and facilities to support development. • 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. • 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 no risk of surface water flooding. • The site is not at risk of groundwater flooding. • The site is brownfield land and has existing areas of impermeable surfacing. Development could reduce these areas or increase them. • Measures to deal with surface water runoff will be required as rainfall is likely to increase with climate change. • 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 ongoing planning application has set out some of the principles for climate change adaption, including the implementation of SuDS, however, as this is an outline planning application, much will still be resolved if the site progresses to reserved matters stage.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 973/1310 Name: Woodside Depot and Brownings, Polegate Road, Hailsham
		S	M	L	Overall	Commentary
						• The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies 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 or ground water flooding. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • The ongoing planning application for the site has demonstrated that there is no flood risk associated with the site. The application has received no objection from the local flood authority in regards to the proposed SuDS scheme for the site. • Given the site is not at risk of fluvial flooding and that the planning application for the site has received no objection from the local flood authority for the proposed development, the impact on this SA Objective is likely to be major positive over all timeframes the employment use would not be at risk of flooding.
SO4	WATER RESOURCES & QUALITY					• The site is brownfield land. • The site has been safeguarded for waste operations under Policy SP6 of the East Sussex Waste and Minerals Sites Plan, which was adopted in February 2017. The proposed scheme for the site would be dependent on the existing use of the site being relocated to a new and suitable location. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality, and protect the biodiversity of the Levels. • Wealden has been identified as an area of serious water stress. • The site is not within a groundwater source protection zone.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 973/1310 Name: Woodside Depot and Brownings, Polegate Road, Hailsham
		S	M	L	Overall	Commentary
						• The site does not contain any watercourses. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site comprises agricultural land, so would result in its loss, but this 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 CO2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area, which is classed as being a 'darker' area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 973/1310 Name: Woodside Depot and Brownings, Polegate Road, Hailsham
		S	M	L	Overall	Commentary
						• Given the presence of the A22 in this location, noise mitigations would be required to be provided as part of the redevelopment of the site. • It is expected that an increase in housing and employment use 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. However, this is dependent on the number of trips that are generated from the existing employment use of the site. Furthermore, redevelopment of the site could result in the demolition of existing buildings with more energy efficient buildings. • There is a bus stop approximately 225m to the north of the site in close proximity to where the public footpath terminates. Therefore, whilst the bus stop is in relatively close proximity to the site, pedestrians would be required to walk along a narrow grass verge to access the site. The closest train station is approximately 2.4km to the south of the site in Polegate. • 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 employment use 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					• The site bound by mature trees and hedgerows, which includes trees subject to group TPO NO 25, 199. A small number of these trees are located within the centre of the site. • Given the current use of the site, there is limited vegetation located within the boundaries of the site. • The plans submitted as part of the ongoing planning application for the site indicate that existing vegetation will be retained and enhanced as part of any development. The applicant has proposed that SuDS will be introduced on the site and that the existing boundary hedgerows and trees will be retained and enhanced as part of any

SUSTAINABILITY OBJECTIVE		Effects				Site No: 973/1310 Name: Woodside Depot and Brownings, Polegate Road, Hailsham
		S	M	L	Overall	Commentary
						development. Furthermore, new planting and an enhanced landscape buffer will be provided. • 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 minor positive, because the redevelopment of the site would retain and enhance parts of the site for green and blue infrastructure as demonstrated within the ongoing planning application.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • There is no ancient woodland or Priority Habitats within the site, or in close proximity to the site. • The site bound by mature trees and hedgerows, which includes trees subject to group TPO NO 25, 199. A small number of these trees are located within the centre of the site. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • The ongoing planning application has undertaken ecology surveys to understand what mitigations will be required on the site protect and enhance biodiversity. The ecological mitigation and management plan sets out what mitigations and enhancements will be provided for biodiversity as part of the development. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light or noise pollution and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 973/1310 Name: Woodside Depot and Brownings, Polegate Road, Hailsham
		S	M	L	Overall	Commentary
						• The impact is expected to be minor negative in the short term but will become minor positive in the medium to long term expected as biodiversity enhancements set out as part of the planning application become established.
SO10	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment states that the site is low to moderately sensitive to development due to the site being well enclosed by existing vegetation on the southern, eastern and northern boundaries and already having development on site. • The ongoing application for the site is proposing that existing landscape buffering will be enhanced to provide further enclosure to the sire from the surrounding landscape. • Given the existing use and the proposed landscaping scheme for the site, there is considered to be no significant effect on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There are no listed buildings within the site or within close proximity. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have no significant effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is currently a vehicular access to the site from the A22, which serves the existing employment use on the site. The ongoing planning application for the site is proposing to significantly upgrade this existing access to the site. There is currently an ongoing objection to the application as adequate information has not been submitted to allow the

SUSTAINABILITY OBJECTIVE		Effects				Site No: 973/1310 Name: Woodside Depot and Brownings, Polegate Road, Hailsham
		S	M	L	Overall	Commentary
						East Sussex Highways to determine whether the proposal is acceptable in terms of the impact on the site access and the surrounding highway network and would therefore give rise to increased hazards to highway users. • There is a bus stop approximately 225m to the north of the site in close proximity to where the public footpath terminates. Therefore, whilst the bus stop is in relatively close proximity to the site, pedestrians would be required to walk along a narrow grass verge to access the site. There are no footpaths being proposed as part of the ongoing application. • The closest train station is approximately 2.4km to the south of the site in Polegate. • Given the lack of sustainable travel options, this site is wholly unsuitable for residential development as occupiers would be unable to accessible services and amenities. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered uncertain at this stage as the ongoing planning application for the site has not yet resolved the vehicular access for the site.
SO14	HOUSING					• The site is only being proposed for employment use as part of the ongoing planning application for the site, there will be no significant effect on this SA Objective.
SO15	HEALTH & WELLBEING					• The site is only being proposed for employment use as part of the ongoing planning application for the site, there will be no significant effect on this SA Objective.
SO16	QUALITY OF LIFE & PLACE					• The site is only being proposed for employment use as part of the ongoing planning application for the site, there will be no significant effect on this SA Objective.
SO17	SOCIAL DEPRIVATION					• The site is only being proposed for employment use as part of the ongoing planning application for the site, there will be no significant effect on this SA Objective.
SO18	ECONOMY & EMPLOYMENT					• The site, along with land to the north, forms part of an undetermined outline planning application (ref. WD/2021/2556/MAO) which seeks the creation of a new business park,

SUSTAINABILITY OBJECTIVE		Effects				Site No: 973/1310 Name: Woodside Depot and Brownings, Polegate Road, Hailsham
		S	M	L	Overall	Commentary
						providing for up to 16,750m2 of Class B1(b) and (c) (now Use Class E) and B2 floorspace with ancillary storage and office use. This would involve the relocation of the existing highways depot to a new location. • Due to the size of the developable area of the site, an appropriate mix and type of employment uses could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a significant positive contribution to meeting the district's employment needs. This will be enhanced by the provision of different types, formats and scale of employment uses, if they are to come forward.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is located in an isolated position and the development of the site would not have an impact upon the vitality of either Hailsham or Polegate. • The site is only being proposed for employment use as part of the ongoing planning application for the site, there will be no significant effect on this SA Objective. • Therefore, the impact on this SA Objective is considered to have no significant effect.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The 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. • 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: 973/1310	Name: Woodside Depot and Brownings, Polegate Road, Hailsham																		
SA EFFECTS	SO1 Climate Change	SO2 Climate Change	SO3 Flood Risk	SO4 Water	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape &	SO11 Historic & Cultural	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy &	SO19 Town & Village	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, along with land to the north, forms part of an undetermined outline planning application (ref. WD/2021/2556/MAO) which seeks the creation of a new business park, providing for up to 16,750m2 of Class B1(b) and (c) (now Use Class E) and B2 floorspace with ancillary storage and office use. The site lies in an isolated position, to the east of the A22 between the two sustainable settlements of Hailsham and Polegate. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO3 Flood Risk and SO18 Economy & Employment** Given the site is not at risk of fluvial flooding and that the planning application for the site has received no objection from the local flood authority for the proposed development, the impact on this SA Objective is likely to be major positive over all timeframes as the employment use would not be at risk of flooding. The impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a significant positive contribution to meeting the district's employment needs. This will be enhanced by the provision of different types, formats and scale of employment uses, if they are to come forward. **Minor positive effects: SO8 Green & Blue Infrastructure, SO9 Biodiversity and SO20 Education & Skills** The impact is considered to be minor positive, because the redevelopment of the site would retain and enhance parts of the site for green and blue infrastructure and biodiversity as demonstrated within the ongoing planning application. The proposed scheme looks to create safe, attractive and socially integrated spaces within the development to improve quality of life. The ongoing planning application for the site has demonstrated that affordable housing and self-build and custom build plots will be brought forward on the site which will have a positive impact on the quality of life on any development. 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 **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 proposed employment use and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative. The ongoing planning application has submitted plans that demonstrate that an enhanced landscaping scheme and buffer will be provided to enclose the site further within the existing landscaping. However, given the sites location at the eastern periphery of Hailsham, some impact on the landscape will remain and there is a minor negative effect on this SA Objective. **No significant effect: SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO14 Housing; SO15 Health & Wellbeing; SO16 Quality of Life & Place**; **SO17 Social Deprivation and SO19 Town & Village Centre** The type of proposed development, the site's location, and proposed mitigations as part of the proposed development means no significant effects on these SA Objectives. **Uncertain: SO2 Climate Change Adaption; SO3 Flood Risk, SO4 Water Resources; SO5 Soil, Land & Minerals; SO12 Digital Infrastructure and SO13 Travel & Accessibility** 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 50 (net) dwellings and 2,797m^2 of light industrial employment floorspace. Given the constraints identified within the evidence base and SA it is considered that the site is not suitable for residential development however the site is considered suitable for employment development and has been proposed for allocation on this basis, as part of Site 1115/1310. The site is visually and functionally separated from Hailsham and Polegate and is therefore remote from local services, amenities and public transport. Owing to its location and the rural nature of the site, it is not considered suitable for residential development. However, given its current use, existing vehicular access to the A22 and enclosure by vegetation on the site boundaries, other employment uses would be suitable in this location. The development of this site would be required to protect and enhance trees and hedgerows on site boundaries, including those subject to a group TPO on the southern boundary, in order to further enclose the site within the landscape. The redevelopment of this site would also be required to ensure that the existing waste facility on the site is relocated to a suitable location. The development would be required to provide mitigation to existing road noise and remediate any potential contamination located within the site. The site also required the provision of an upgraded vehicular access.

SHELAA Ref: 1031/1310 **SITE:** Vicarage Field, East and West Car Parks, Vicarage Lane, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1031/1310 Name: Vicarage Field, East and West Car Parks, Vicarage Lane, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of two public vehicular car parks located to the south of Vicarage Lane (A295), within Hailsham's Town Centre. • The site is 0.58ha in size and has been proposed for, retail, tourism and leisure uses and community facilities. • Hailsham is assed as a sustainable settlement within the settlement hierarchy as it offers a frequent and sustainable mode of public transport for people to other settlements as well as extensive services and facilities (including retail, leisure, and employment). • The nearest bus stop is on the High Street, just to the south of the site and is accessible on foot. There are numerous other buses stops within close proximity of the site along the High Street and in the town itself. The nearest train station is in Polegate, approx. 4 miles south of the site although the only reasonable access to the station is via private motor vehicle. There is the Cuckoo Trail which offers pedestrian and cycle links to Polegate from Hailsham. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and with very close proximity to sustainable transport. • 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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1031/1310 Name: Vicarage Field, East and West Car Parks, Vicarage Lane, Hailsham
		S	M	L	Overall	Commentary
						to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 and is not affected by surface water flood risk as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site is brownfield land and has existing areas of impermeable surfacing. Development could reduce these areas or increase them. • Measures to deal with surface water runoff will be required as rainfall is likely to increase with climate change. • 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 risk of surface water flooding. • The site is not within an area of groundwater concern. • The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided in terms of managing surface water runoff. • 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, groundwater or surface water flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes as residents and property would not be at risk.
SO4	WATER RESOURCES					• Wealden has been identified as an area of serious water stress.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1031/1310 Name: Vicarage Field, East and West Car Parks, Vicarage Lane, Hailsham
		S	M	L	Overall	Commentary
	& QUALITY					• As the site is for employment, leisure and community use, it is unlikely that development will place significant additional stress on water resources in comparison to residential development. • 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. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality, and protect the biodiversity of the Levels. • 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 development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is not agricultural land. • The site is not safeguarded for waster or minerals operations. • The site is a brownfield site and its proposed development represents an efficient use of land. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1031/1310 Name: Vicarage Field, East and West Car Parks, Vicarage Lane, Hailsham
		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					• The site is within the existing built form of Hailsham and within an area classified as being 'very bright' in CPREs light pollution mapping. Therefore it is unlikely there will be any impacts from light pollution. However, any development would still need to minimise external lighting and be in compliance with other Local Plan policies on this. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in employment use will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The nearest bus stop is on the High Street, just to the south of the site and is accessible on foot. There are numerous other bus stops within close proximity of the site along the High Street and in the town itself. The nearest train station is in Polegate, approx. 4 miles south of the site although the only reasonable access to the station is via private motor vehicle. There is the Cuckoo Trail which offers pedestrian and cycle links to Polegate from Hailsham.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1031/1310 Name: Vicarage Field, East and West Car Parks, Vicarage Lane, Hailsham
		S	M	L	Overall	Commentary
						• Given the site's proximity to public transport and relatively short walking distance to Hailsham High Street, it is considered unlikely that development will result in significantly increased traffic or congestion on the road. • There are no sources of noise pollution affecting 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, over the longer term, given the sites location close to sustainable transport, the High Street and its proposed employment use, it is considered there will be no significant effect on this SA Objective.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are a number of mature trees and hedgerows located along boundaries of the site, however as the site is within the built up area, there is no connection 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 could contribute to the green and blue infrastructure network and make a positive contribution to nature recovery. • 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. • Given the location of the site within the existing built up area of Hailsham, it is considered there would be no significant effects on this SA Objective.
SO9	BIODIVERSITY					• There are no designated biodiversity sites, Priority Habitats or irreplaceable habitats within the site or in close proximity. Development of the site will not impact on any of them. • The site is not within a Biodiversity Opportunity Area (BOA). • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1031/1310 Name: Vicarage Field, East and West Car Parks, Vicarage Lane, Hailsham
		S	M	L	Overall	Commentary
						• The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • The mature trees on the boundaries of the site make a small contribution to the site's biodiversity. • Given the location of the site within the existing built up area of Hailsham and the likely lack of biodiversity on site, it is considered there would be no significant effects on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• This site was not individually assessed within the 2023 Landscape Sensitivity Assessment as it lies within the built form of Hailsham. • Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• There are no Listed Buildings in close proximity to the site. • A small part of the site is located within an Archaeological Notification Area (ANA) (Hailsham Historic Core0, therefore further investigation would be required. • The Hailsham Conservation Area lies to the south of the site and includes a number of Listed Buildings that would require consideration. • Given the presence of the Hailsham 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1031/1310 Name: Vicarage Field, East and West Car Parks, Vicarage Lane, Hailsham
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site can be accessed from Vicarage Lane at multiple points along the route an existing vehicular access from South Road (A295) and this is likely suitable to serve the redevelopment of the site. • There is existing pedestrian access to the car parks and to the town centre via pavements and crossings along Vicarage Road. • The nearest bus stop is on the High Street, just to the south of the site and is accessible on foot. There are numerous other bus stops within close proximity of the site along the High Street and in the town itself. The nearest train station is in Polegate, approx. 4 miles south of the site although the only reasonable access to the station is via private motor vehicle. There is the Cuckoo Trail which offers pedestrian and cycle links to Polegate from Hailsham. • It is around a 2minute walk to Hailsham High Street. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be major positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street.
SO14	HOUSING					• Given that the site is proposed for retail, leisure and community use only, there will be no significant effect on this SA Objective.
SO15	HEALTH & WELLBEING					• The site is being potentially proposed for leisure and community facilities, however The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. Therefore the effect on this SA Objective is currently uncertain.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1031/1310 Name: Vicarage Field, East and West Car Parks, Vicarage Lane, Hailsham
		S	M	L	Overall	Commentary
SO16	QUALITY OF LIFE & PLACE					• Given that the site is proposed for retail, leisure and community use only, there will be no significant effect on this SA Objective.
SO17	SOCIAL DEPRIVATION					• Given that the site is proposed for retail, leisure and community use only, there will be no significant effect on this SA Objective.
SO18	ECONOMY & EMPLOYMENT					• The site is being potentially proposed for retail use, however the effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. Therefore the effect on this SA Objective is currently uncertain.
SO19	TOWN & VILLAGE CENTRES					• The redevelopment of the site for leisure, community facilities or retail use is likely to enhance the vitality of Hailsham Town Centre. • The site does not contain any existing retail floorspace so there is no loss. • The site is close to services and facilities within Hailsham and has access to a frequent bus service to the High Street with short journey times. • Any development of the site would need to demonstrate that either the car parks can be preserved through a new scheme (if required), or the loss of the car parks is appropriate following a parking survey in this location. The loss of car parking within Hailsham Town Centre is likely to have a significant impact upon the vitality of Hailsham Town Centre. • The effect on this SA Objective is considered as uncertain as no parking survey has been supplied to the Council to demonstrate that the loss of car parking would not have a significant impact upon the vitality of Hailsham Town Centre.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • Given that the site is proposed for, retail, leisure and community use, it is likely that some education or skills will be provided to employees or users of the site in the future. The impact on this SA Objective is therefore considered to be minor positive over all timescales.

SUMMARY OF RESULTS:	Site No: 1031/1310 Name: Vicarage Field, East and West Car Parks, Vicarage Lane, Hailsham																			
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 within Hailsham Town Centre. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. 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 and SO13 Sustainable Travel & Accessibility** Given the site is not at risk of fluvial, groundwater or surface water flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes as residents and property would not be at risk. The impact on this SA Objective is considered to be major positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street. **Minor Positive effects: SO20 Education & Skills** Given that the site is proposed for, retail, leisure and community use, it is likely that some education or skills will be provided to employees or users of the site in the future. The impact on this SA Objective is therefore considered to be minor positive over all timescales. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. **No significant effect: SO7 Pollution; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO10 Landscape and Townscape; SO14 Housing; SO19 Town & Village Centres and SO20 Education & Skills** Given the sites location close to sustainable transport, the High Street and its proposed employment use, it is considered there will be no significant effect on this SA Objective.

	Given the location of the site within the existing built up area of Hailsham and the likely lack of biodiversity on site, it is considered there would be no significant effects on this SA Objective. Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective. Given that the site is proposed for retail, leisure and community use only, there will be no significant effect on SA Objectives 14, 16 and 17. **Uncertain: SO2 Climate Change Adaption; SO5 Soil, Land & Minerals; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO15 Health and Wellbeing SO16 Quality of Life & Place and SO17 Social Deprivation; SO18 Economy and Employment and SO19 Town & Village Centres** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not selected for allocation as its development would result in the total loss of public car parking on the two site, which are currently well used and essential for the continued enhancement of the vitality and viability of Hailsham Town Centre. No assessment has been undertaken to demonstrate that the car park is no longer required.

SHELAA Ref: 1032/1310 **SITE:** South Road Car Park, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1032/1310 Name: South Road Car Park, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a public car park within the centre of Hailsham. • The site is 0.3ha in size and has been proposed for employment, retail, tourism, and leisure uses and community facilities. • Hailsham is assed as a sustainable settlement within the settlement hierarchy as it offers a frequent and sustainable mode of public transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • The nearest bus stop is approx. 120m to the southwest of the site along Station Road and is accessible on foot using the pavements along Station Road. The nearest train station is in Polegate, approx. 4 miles south of the site although the only reasonable access to the station is via private motor vehicle. There is the Cuckoo Trail which offers pedestrian and cycle links to Polegate from Hailsham. Both the bus stop and train station can be accessed by existing pedestrian footpaths and the site can be accessed via existing footpaths along South View Close. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and with very close proximity to sustainable transport. • 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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1032/1310 Name: South Road Car Park, Hailsham
		S	M	L	Overall	Commentary
						to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is a small risk of surface water flooding within the northern part of the site, however, this could be mitigated. • The site is brownfield land and has existing areas of impermeable surfacing. Development could reduce these areas or increase them. • Measures to deal with surface water runoff will be required as rainfall is likely to increase with climate change. • 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 risk of surface water flooding within the northern part of the site, however, this could be mitigated. • The southwestern part of the site is within an area of groundwater concern and further investigation would be required. • The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided in terms of managing surface water runoff. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial flooding and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes as residents and property would not be at risk.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1032/1310 Name: South Road Car Park, Hailsham
		S	M	L	Overall	Commentary
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • As the site is for employment, leisure and community use, it is unlikely that development will place significant additional stress on water resources in comparison to residential development. • 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. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • 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 development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is not agricultural land. • The site is not safeguarded for waster or minerals operations. • The site is a brownfield site, and its proposed development represents an efficient use of land. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1032/1310 Name: South Road Car Park, Hailsham
		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 within the existing built form of Hailsham and within an area classified as being 'very bright' in CPREs light pollution mapping. Therefore it is unlikely there will be any impacts from light pollution. However, any development would still need to minimise external lighting and be in compliance with other Local Plan policies on this. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in employment use will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The nearest bus stop is approx. 120m to the southwest of the site along Station Road and is accessible on foot using the pavements along Station Road. The nearest train station is in Polegate, approx. 4 miles south of the site although the only reasonable access to the station is via private motor vehicle. There is the Cuckoo Trail which offers

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1032/1310 Name: South Road Car Park, Hailsham
		S	M	L	Overall	Commentary
						pedestrian and cycle links to Polegate from Hailsham. Both the bus stop and train station can be accessed by existing pedestrian footpaths and the site can be accessed via existing footpaths along South View Close. • Given the site's proximity to public transport and relatively short walking distance to Hailsham High Street, it is considered unlikely that development will result in significantly increased traffic or congestion on the road. • There are no sources of noise pollution affecting 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, over the longer term, given the sites location close to sustainable transport, the High Street and its proposed employment use, it is considered there will be no significant effect on this SA Objective.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are a number of mature trees and hedgerows located along boundaries of the site, however as the site is within the built-up area, there is no connection 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 could contribute to the green and blue infrastructure network and make a positive contribution to nature recovery. • 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. • Given the location of the site within the existing built-up area of Hailsham, it is considered there would be no significant effects on this SA Objective.
SO9	BIODIVERSITY					• There are no designated biodiversity sites, Priority Habitats or irreplaceable habitats within the site or in close proximity. Development of the site will not impact on any of them. • The site is not within a Biodiversity Opportunity Area (BOA).

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1032/1310 Name: South Road Car Park, Hailsham
		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 will have a positive effect on biodiversity. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • The mature trees on the boundaries of the site make a small contribution to the site's biodiversity. • Given the location of the site within the existing built-up area of Hailsham and the likely lack of biodiversity on site, it is considered there would be no significant effects on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• This site was not individually assessed within the 2023 Landscape Sensitivity Assessment as it lies within the built form of Hailsham. • Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• There are no Listed Buildings in close proximity to the site. • The site is not located within an Archaeological Notification Area (ANA). • The Hailsham Conservation Area lies to the east and north of the site. The most sensitive part of the site is to the north and east aligned with Station Road, where careful consideration would need to be given to any development that comes forward, particularly in terms of the setting of the conservation area in this location. • Given the presence of the Hailsham 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1032/1310 Name: South Road Car Park, Hailsham
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site benefits from an existing vehicular access from South Road (A295) and this is likely suitable to serve the redevelopment of the site. • The site can be accessed via existing footpaths located along South Road (A295) and Station Road. • The nearest bus stop is approx. 120m to the southwest of the site along Station Road and is accessible on foot using the pavements along Station Road. The nearest train station is in Polegate, approx. 4 miles south of the site although the only reasonable access to the station is via private motor vehicle. There is the Cuckoo Trail which offers pedestrian and cycle links to Polegate from Hailsham. Both the bus stop and train station can be accessed by existing pedestrian footpaths and the site can be accessed via existing footpaths along South View Close. • It is around a 5minute walk to Hailsham High Street, albeit this is uphill. • The Cuckoo Trail crosses north to south through the site and would require retention and enhancement. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be major positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street.
SO14	HOUSING					• The site is only being proposed for employment, community or leisure uses, therefore there is no significant effect on this SA Objective.
SO15	HEALTH & WELLBEING					• The site is being potentially proposed for leisure and community facilities, however The effect on this SA Objective will largely depend on the scheme brought forward and its

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1032/1310 Name: South Road Car Park, Hailsham
		S	M	L	Overall	Commentary
						implementation in line with relevant Local Plan polices. Therefore the effect on this SA Objective is currently uncertain.
SO16	QUALITY OF LIFE & PLACE					• Given that the site is proposed for employment use only, there will be no significant effect on this SA Objective.
SO17	SOCIAL DEPRIVATION					• Given that the site is proposed for employment use only, there will be no significant effect on this SA Objective.
SO18	ECONOMY & EMPLOYMENT					• The site is being potentially proposed for employment use, however the effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. Therefore the effect on this SA Objective is currently uncertain.
SO19	TOWN & VILLAGE CENTRES					• The redevelopment of the site for leisure, community facilities, retail or employment use is likely to enhance the vitality of Hailsham Town Centre. • The site does not contain any existing retail floorspace so there is no loss. • The site is close to services and facilities within Hailsham and has access to a frequent bus service to the High Street with short journey times. • Any development of the site would need to demonstrate that either the car parks can be preserved through a new scheme (if required), or the loss of the car parks is appropriate following a parking survey in this location. The loss of car parking within Hailsham Town Centre is likely to have a significant impact upon the vitality of Hailsham Town Centre. • The effect on this SA Objective is considered as uncertain as no parking survey has been supplied to the Council to demonstrate that the loss of car parking would not have a significant impact upon the vitality of Hailsham Town Centre.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • Given that the site is proposed for employment, retail, leisure and community use, it is likely that some education or skills will be provided to employees or users of the site in

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1032/1310 Name: South Road Car Park, Hailsham
		S	M	L	Overall	Commentary
						the future. The impact on this SA Objective is therefore considered to be minor positive over all timescales.

SUMMARY OF RESULTS:	Site No: 1032/1310 Name: South Road Car Park, Hailsham																			
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: SO13 Sustainable Travel & Accessibility** The impact on this SA Objective is considered to be major positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street. **Minor Positive effects: SO3 Flood Risk and SO20 Education & Skills** Given the site is not at risk of fluvial flooding and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes as residents and property would not be at risk. Given that the site is proposed for, retail, leisure and community use, it is likely that some education or skills will be provided to employees or users of the site in the future. The impact on this SA Objective is therefore considered to be minor positive over all timescales. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. **No significant effect: SO7 Pollution; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO10 Landscape and Townscape; SO14 Housing; SO19 Town & Village Centres and SO20 Education & Skills** Given the sites location close to sustainable transport, the High Street and its proposed employment use, it is considered there will be no significant effect on this SA Objective.

	Given the location of the site within the existing built up area of Hailsham and the likely lack of biodiversity on site, it is considered there would be no significant effects on this SA Objective. Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective. Given that the site is proposed for retail, leisure and community use only, there will be no significant effect on SA Objectives 14, 16 and 17. **Uncertain: SO2 Climate Change Adaption; SO5 Soil, Land & Minerals; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO15 Health and Wellbeing SO16 Quality of Life & Place and SO17 Social Deprivation; SO18 Economy and Employment and SO19 Town & Village Centres** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not selected for allocation as its development would result in the total loss of public car parking on the site, which is currently well used and essential for the continued enhancement of the vitality and viability of Hailsham Town Centre. No assessment has been undertaken to demonstrate that the car park is no longer required.

SHELAA Ref: 1033/1310 **SITE:** Victoria Road Car Park, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1033/1310 Name: Victoria Road Car Park, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a public car park within the centre of Hailsham. • The site is 0.3ha in size and the applicant has proposed that 8 (net) dwellings could be provided on site. The applicant has indicated that this could include Self-build and Custom Build plots and older persons accommodation. The applicant has also indicated that employment, retail, tourism and leisure and community facilities could be provided on the site. • Hailsham is assessed as a sustainable settlement within the settlement hierarchy as it offers a frequent and sustainable mode of public transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • The nearest bus stop is on George Street approx. 30m northwest of the site and is accessible on foot. The nearest train station is in Polegate, approx. 4 miles south of the site although the only reasonable access to the station is via private motor vehicle. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and with very close proximity to sustainable transport. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1033/1310 Name: Victoria Road Car Park, Hailsham
		S	M	L	Overall	Commentary
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 risk of surface water flooding. • The site is brownfield land and has existing areas of impermeable surfacing. Development could reduce these areas or increase them. • Measures to deal with surface water runoff will be required as rainfall is likely to increase with climate change. • 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 risk of surface water flooding. • The site is not within an area of groundwater concern. • The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided in terms of managing surface water runoff. • 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, groundwater or surface water flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes as residents and property would not be at risk.
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. Therefore, potential for water pollution is minimal.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1033/1310 Name: Victoria Road Car Park, Hailsham
		S	M	L	Overall	Commentary
						• The site is located within the catchment of the Pevensey Levels SAC/Ramsar site. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • 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 proposed quantum of development, it is considered there will be no significant effect on this SA Objective and that mitigation through good design and compliance with local plan policies will address water efficiency.
SO5	SOIL, LAND & MINERALS					• The site is not agricultural land. • The site is not safeguarded for waster or minerals operations. • The site is a brownfield site, and its proposed development represents an efficient use of land. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1033/1310 Name: Victoria Road Car Park, Hailsham
		S	M	L	Overall	Commentary
						• 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 the existing built form of Hailsham and within an area classified as being 'very bright' in CPREs light pollution mapping. Therefore it is unlikely there will be any impacts from light pollution. However, any development would still need to minimise external lighting and be in compliance with other Local Plan policies on this. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in employment or residential use will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The nearest bus stop is on George Street approx. 30m northwest of the site and is accessible on foot. The nearest train station is in Polegate, approx. 4 miles south of the site although the only reasonable access to the station is via private motor vehicle. There is the Cuckoo Trail which offers pedestrian and cycle links to Polegate from Hailsham. Both the bus stop and train station can be accessed by existing pedestrian footpaths and the site can be accessed via existing footpaths along South View Close. • Given the site's proximity to public transport and relatively short walking distance to Hailsham High Street, it is considered unlikely that development will result in significantly increased traffic or congestion on the road. • There are no sources of noise pollution affecting 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, over the longer

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1033/1310 Name: Victoria Road Car Park, Hailsham
		S	M	L	Overall	Commentary
						term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective.
SO8	GREEN & BLUE INFRASTRUCTURE					• There is a limited amount of vegetation located on site boundaries or within the site and as the site is within the built up area, there is no connection 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 could contribute to the green and blue infrastructure network and make a positive contribution to nature recovery. • 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. • Given the location of the site within the existing built up area of Hailsham, it is considered there would be no significant effects on this SA Objective.
SO9	BIODIVERSITY					• There are no designated biodiversity sites, Priority Habitats or irreplaceable habitats within the site or in close proximity. Development of the site will not impact on any of them. • The site is not within a Biodiversity Opportunity Area (BOA). • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • Given the location of the site within the existing built up area of Hailsham and the likely lack of biodiversity on site, it is considered there would be no significant effects on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1033/1310 Name: Victoria Road Car Park, Hailsham
		S	M	L	Overall	Commentary
SO10	LANDSCAPE & TOWNSCAPE					• This site was not individually assessed within the 2023 Landscape Sensitivity Assessment as it lies within the built form of Hailsham. • Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The Hailsham Conservation Area forms the northern boundary to the site and this contains a number of Listed Buildings. Careful consideration would need to be given to any development that comes forward, particularly in terms of the setting of the conservation area in this location. • The impact on this SA Objective is currently uncertain as no detailed scheme has been provided that sets out how the impact on listed building and the Hailsham Conservation Area could be limited.
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 benefits from an existing vehicular access from South Road (A295) and this is likely suitable to serve the redevelopment of the site. • The site can be accessed via existing footpaths located along South Road (A295) and Station Road. • The nearest bus stop is on George Street approx. 30m north west of the site and is accessible on foot. The nearest train station is in Polegate, approx. 4 miles south of the site although the only reasonable access to the station is via private motor vehicle. There is the Cuckoo Trail which offers pedestrian and cycle links to Polegate from Hailsham. Both the bus stop and train station can be accessed by existing pedestrian footpaths and the site can be accessed via existing footpaths along South View Close. • It is around a 5minute walk to Hailsham High Street.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1033/1310 Name: Victoria Road Car Park, Hailsham
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be major positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street.
SO14	HOUSING					• The site is proposing 8 (net) dwellings which will make a contribution to meeting the district's housing need with a sustainable and accessible location. • The applicant has proposed that affordable dwellings, self-build and custom build plots or older peoples accommodation could be provided on site. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs.
SO15	HEALTH & WELLBEING					• The nearest health services are at the Vicarage Field Surgery, approx. 250m to the north of the site. This can be reached via pedestrian footpaths. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Hailsham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes. • The site is not a designated Local Green Space nor is it a formal recreational or play space.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1033/1310 Name: Victoria Road Car Park, Hailsham
		S	M	L	Overall	Commentary
						• The site is not proposing improvements to sport and recreation provision or to health service provision. • Given the proposed scale of development, it is considered there will be no significant impact 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. • 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 effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. Therefore the effect on this SA Objective is currently uncertain..
SO17	SOCIAL DEPRIVATION					• The promoter for the site has indicated that affordable housing will be provided as part of any development 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. • The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. Therefore the effect on this SA Objective is currently uncertain..
SO18	ECONOMY & EMPLOYMENT					• The site is being potentially proposed for employment use, however the effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. Therefore the effect on this SA Objective is currently uncertain.
SO19	TOWN & VILLAGE CENTRES					• The site does not contain any existing retail floorspace so there is no loss. • The site is close to services and facilities within Hailsham and has access to a frequent bus service to the High Street with short journey times.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1033/1310 Name: Victoria Road Car Park, Hailsham
		S	M	L	Overall	Commentary
						• The development of the site would involve the loss of a public car park within Hailsham Town Centre. No parking survey has been submitted to demonstrate that the loss of this site would not detrimentally impact the vitality of Hailsham Town Centre. • The effect on this SA Objective is considered as uncertain as no parking survey has been supplied to the Council to demonstrate that the loss of car parking would not have a significant impact upon the vitality of Hailsham Town Centre.
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 nursery and primary school are Whitehouse Academy, 450m to the north east of the site and can be accessed via pedestrian footpaths. • Further primary, secondary and college provision is located within Hailsham. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process. • 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: 1033/1310 Name: Victoria Road Car Park, Hailsham																			
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 within Hailsham Town Centre. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. 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 and SO13 Sustainable Travel & Accessibility** Given the site is not at risk of fluvial, groundwater or surface water flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes as residents and property would not be at risk. The impact on this SA Objective is considered to be major positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street. **Minor Positive effects: SO 14 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. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development **No significant effect: SO4 Water Resources & Quality; SO7 Pollution; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO10 Landscape and Townscape; SO15 Health and Wellbeing** and **SO20 Education & Skills** Given the proposed quantum of development, it is considered there will be no significant effect on this SA Objective and that mitigation through good design and compliance with local plan policies will address water efficiency.

	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, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective. Given the location of the site within the existing built up area of Hailsham and the lack of biodiversity and blue and green infrastructure on site, it is considered there would be no significant effects on SA Objectives 8 and 9. Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective. Given the proposed scale of development, it is considered there will be no significant impact on SA Objective 15. 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; SO5 Soil, Land & Minerals; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO16 Quality of Life & Place; SO17 Social Deprivation; SO18 Economy and Employment and SO19 Town & Village Centres** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not selected for allocation as its development would result in the total loss of a public car parking site in Hailsham, which is currently well used and essential for the continued enhancement of the vitality and viability of Hailsham Town Centre. No assessment has been undertaken to demonstrate that the car park is no longer required.

SHELAA Ref: 1034/1310 **SITE:** Vicarage Field Shopping Centre, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1034/1310 Name: Vicarage Field Shopping Centre, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises a mixed-use development that includes a Waitrose supermarket and other town centre uses on the ground floor, including offices and storage uses above. • The site is 0.78ha in size and has been proposed for, retail, tourism and leisure uses and community facilities. • Hailsham is classed as a sustainable settlement within the settlement hierarchy as it offers a frequent and sustainable mode of public transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • The nearest bus stop is on the High Street, just to the south of the site and is accessible on foot. There are numerous other buses stops within close proximity of the site along the High Street and in the town itself. The nearest train station is in Polegate, approx. 4 miles south of the site although the only reasonable access to the station is via private motor vehicle. There is the Cuckoo Trail which offers pedestrian and cycle links to Polegate from Hailsham. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and with very close proximity to sustainable transport. • 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. • Given the current use of the site, it is not considered that there would be no significant impact on this SA Objective as it is considered that the site would be redeveloped to provide a similar use to its current one.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1034/1310 Name: Vicarage Field Shopping Centre, Hailsham
		S	M	L	Overall	Commentary
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 and is not affected by surface water flood risk as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site is brownfield land and has existing areas of impermeable surfacing. Development could reduce these areas or increase them. • Measures to deal with surface water runoff will be required as rainfall is likely to increase with climate change. • 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 risk of surface water flooding. • The site is not within an area of groundwater concern. • The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided in terms of managing surface water runoff. • 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, groundwater or surface water flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes as residents and property would not be at risk.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • As the site is for employment, retail leisure and community use, it is unlikely that development will place significant additional stress on water resources in comparison to residential development.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1034/1310 Name: Vicarage Field Shopping Centre, Hailsham
		S	M	L	Overall	Commentary
						• 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. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • 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 current use of the site, it is not considered that there would be no significant impact on this SA Objective as it is considered that the site would be redeveloped to provide a similar use to its current one.
SO5	SOIL, LAND & MINERALS					• The site is not agricultural land. • The site is not safeguarded for waster or minerals operations. • The site is a brownfield site, and its proposed redevelopment represents an efficient use of land. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • 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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1034/1310 Name: Vicarage Field Shopping Centre, Hailsham
		S	M	L	Overall	Commentary
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 construction and operation of any development. However, given the current use of the site, it is that there would be no significant impact on this SA Objective in the medium to long term as it is considered that the site would be redeveloped to provide a similar use to its current one.
SO7	POLLUTION					• The site is within the existing built form of Hailsham and within an area classified as being 'very bright' in CPREs light pollution mapping. Therefore it is unlikely there will be any impacts from light pollution. However, any development would still need to minimise external lighting and be in compliance with other Local Plan policies on this. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The nearest bus stop is on the High Street, just to the south of the site and is accessible on foot. There are numerous other bus stops within close proximity of the site along the High Street and in the town itself. The nearest train station is in Polegate, approx. 4 miles south of the site although the only reasonable access to the station is via private motor vehicle. There is the Cuckoo Trail which offers pedestrian and cycle links to Polegate from Hailsham. • Given the site's proximity to public transport and relatively short walking distance to Hailsham High Street, it is considered unlikely that development will result in significantly increased traffic or congestion on the road. • There are no sources of noise pollution affecting 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1034/1310 Name: Vicarage Field Shopping Centre, Hailsham
		S	M	L	Overall	Commentary
						• 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, over the longer term, given the sites location close to sustainable transport, the High Street and that the redevelopment of the site is likely to see its current use continued, it is considered there will be no significant effect on this SA Objective.
SO8	GREEN & BLUE INFRASTRUCTURE					• Given its current use, there is very limited blue and green infrastructure located within this site or along its boundaries. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which could contribute to the green and blue infrastructure network and make a positive contribution to nature recovery. • 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. • Given the location of the site within the existing built up area of Hailsham and its current use, it is considered there would be no significant effects on this SA Objective.
SO9	BIODIVERSITY					• There are no designated biodiversity sites, Priority Habitats or irreplaceable habitats within the site or in close proximity. Development of the site will not impact on any of them. • The site is not within a Biodiversity Opportunity Area (BOA). • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • The mature trees on the boundaries of the site make a small contribution to the site's biodiversity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1034/1310 Name: Vicarage Field Shopping Centre, Hailsham
		S	M	L	Overall	Commentary
						• Given the location of the site within the existing built up area of Hailsham, the current use of the site and the lack of biodiversity, it is considered there would be no significant effects on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• This site was not individually assessed within the 2023 Landscape Sensitivity Assessment as it lies within the built form of Hailsham. • Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The Hailsham Conservation Area abuts the site to the south. A number of listed buildings, including the Hailsham War Memorial are located to the east and south of the site • A small part of the site is located within an Archaeological Notification Area (ANA) (Hailsham Historic Core0, therefore further investigation would be required. • The Hailsham Conservation Area lies to the south of the site and includes a number of Listed Buildings that would require consideration. • The impact on this SA Objective is currently uncertain as much will be dependent on mitigations provided as part of any development.
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 pedestrianised and if the site was to be redeveloped, then the design and legibility of the site with the rest of the town centre (alongside neighbouring SHELAA sites) should be fully considered as part of the detailed design process. Vehicular access could be achieved through the neighbouring site (1031/1310) as part of a comprehensive

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1034/1310 Name: Vicarage Field Shopping Centre, Hailsham
		S	M	L	Overall	Commentary
						development in this area. However, it is considered that the continued pedestrianisation of the area as part of redevelopment of any area would not have a negative effect. • There is existing pedestrian access to the car parks and to the town centre via pavements and crossings along Vicarage Road. • The nearest bus stop is on the High Street, just to the south of the site and is accessible on foot. There are numerous other bus stops within close proximity of the site along the High Street and in the town itself. The nearest train station is in Polegate, approx. 4 miles south of the site although the only reasonable access to the station is via private motor vehicle. There is the Cuckoo Trail which offers pedestrian and cycle links to Polegate from Hailsham. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be major positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street.
SO14	HOUSING					• Given that the site is proposed for retail, employment, leisure and community use only, there will be no significant effect on this SA Objective.
SO15	HEALTH & WELLBEING					• The site is being potentially proposed for leisure and community facilities, however The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. Therefore the effect on this SA Objective is currently uncertain.
SO16	QUALITY OF LIFE & PLACE					• Given that the site is proposed for retail, employment, leisure and community use only, there will be no significant effect on this SA Objective.
SO17	SOCIAL DEPRIVATION					• Given that the site is proposed for retail, leisure and community use only, there will be no significant effect on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1034/1310 Name: Vicarage Field Shopping Centre, Hailsham
		S	M	L	Overall	Commentary
SO18	ECONOMY & EMPLOYMENT					• The site is being potentially proposed for retail and employment use, however, this would simply be a redevelopment of the current use of the site, therefore there will be no significant effect on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The redevelopment of the site for leisure, community facilities or retail use is likely to enhance the vitality of Hailsham Town Centre. • The site contains existing retail use, however, it is proposed that this will be retained as part of any redevelopment. • The site is close to services and facilities within Hailsham and has access to a frequent bus service from the High Street with short journey times to other settlements and the wider Hailsham area. • There lacks a significant amount of detail regarding the proposals for the site. The existing site forms a significant part of Hailsham Town Centre and provides an incredibly important range of services and amenities for local residents. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • Given that the site is proposed for, retail, leisure and community use, it is likely that some education or skills will be provided to employees or users of the site in the future. The impact on this SA Objective is therefore considered to be minor positive over all timescales.

SUMMARY OF RESULTS:	Site No: 1034/1310 Name: Vicarage Field Shopping Centre, Hailsham																			
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 within the centre of the built up area of Hailsham. Hailsham 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 and SO13 Sustainable Travel & Accessibility** Given the site is not at risk of fluvial, groundwater or surface water flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes as residents and property would not be at risk. The impact on this SA Objective is considered to be major positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street. **Minor Positive effects: SO20 Education & Skills** Given that the site is proposed for, retail, leisure and community use, it is likely that some education or skills will be provided to employees or users of the site in the future. The impact on this SA Objective is therefore considered to be minor positive over all timescales. **Major negative effects: None** **Minor negative effects: None** **No significant effect: SO1 Climate Change Mitigation; SO4 Water Resources & Quality; SO6 Waste; SO7 Pollution; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO10 Landscape and Townscape; SO14 Housing; SO16 Quality of Life & Place and SO17 Social Deprivation; SO18 Economy and Employment SO19 Town & Village Centres and SO20 Education & Skills** Given the current use of the site, it is not considered that there would be no significant impact on SA Objectives 1, 4, 6 and 18 as it is considered that the site would be redeveloped to provide a similar use to its current one. given the sites location close to sustainable transport, the High Street and that the redevelopment of the site is likely to see its current use continued, it is considered there will be no significant effect on this SA Objective Given the location of the site within the existing built up area of Hailsham and the lack of biodiversity and blue and green infrastructure on site, it is considered there would be no significant effects on SA Objectives 8 and 9.

	Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective. Given that the site is proposed for retail, leisure and community use only, there will be no significant effect on SA Objectives 14, 16 and 17. **Uncertain: SO2 Climate Change Adaption; SO5 Soil, Land & Minerals; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO15 Health and Wellbeing and SO19 Town & Village Centres** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not selected for allocation as its redevelopment could potentially result in the loss of incredibly important local services and amenities, which support the viability of Hailsham Town Centre. The site is suitable for redevelopment, however, this would be required to retain existing services and amenities. Given the lack of details provided at this stage, the site is rejected for allocation.

SHELAA Ref: 1044/1310 **SITE:** World of Water, Ersham Road, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1044/1310 Name: World of Water, Ersham Road, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a current two commercial businesses and associated car park located to the south of Hailsham, some considerable distance from the settlement. • The site is 0.53ha in size and is proposed for residential development of 15 (net) market and affordable dwellings. • The site is detached from both Hailsham (a sustainable settlement as defined in the Settlement Hierarchy) and is therefore remote from any local facilities and amenities. The Cuckoo Trail is in close proximity to the site's western boundary and may be able to provide pedestrian connectivity to Hailsham if links can be made with the site. However, the Cuckoo Trail is unsuitable to serve as the only pedestrian route to Hailsham. • The closest bus stops are located adjacent the southeastern corner of the site on Ersham Road, and this provides services to Hailsham. Passengers would have to embark / disembark into the existing vehicular access to the site. • The nearest train station is at Polegate, 2.73km south of the site, although the only reasonable opportunity to access the station is via a private car. • The site does not conform with the overall Spatial Strategy for the district as it is located a significant distance from a sustainable settlement. • 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. • 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, however given lack of access to sustainable transport, a minor negative effect is expected on this SA Objective, specifically in terms of emissions from vehicles. Mitigation measures will need

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1044/1310 Name: World of Water, Ersham Road, Hailsham
		S	M	L	Overall	Commentary
						to be identified to minimise impacts as far as possible, although a residual negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site is brownfield currently and an intensification of development on the site would introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • The site is within Flood Zone 1 as defined by the Environment Agency, however the Wealden SFRA states that the parts of the site are located within Flood Zone 2 and Flood Zone 3a. • There is no risk of surface water flooding within the site. • The site is located wholly within an area of groundwater concern and is therefore at risk of groundwater flooding. • 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, however the Wealden SFRA states that the parts of the site are located within Flood Zone 2 and Flood Zone 3a. • The site is located wholly within an area of groundwater concern and is therefore at risk of groundwater flooding. • There is no risk of surface water flooding within the site. • The site is located almost wholly within an area of groundwater concern and is therefore at risk of groundwater flooding. • The development proposed on the site is therefore suitable, however a sequential approach to the location of development on site will need to be taken to direct development first to the areas of the site not at risk of flooding.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1044/1310 Name: World of Water, Ersham Road, Hailsham
		S	M	L	Overall	Commentary
						• Residential development would be precluded from those areas of the site within Flood Zones 2 and 3a and 3b. • 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 that the site is at risk of flooding from multiple sources, effects are considered to be uncertain, as mitigation is likely to be possible however there is a lack of detail as to mitigation measures at present.
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. • There are no watercourses within the site or within close proximity. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality, and protect the biodiversity of the Levels. • 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: 1044/1310 Name: World of Water, Ersham Road, Hailsham
		S	M	L	Overall	Commentary
SO5	SOIL, LAND & MINERALS					• The site comprises some greenfield agricultural land but has not been classified within the Agricultural Land Classification survey. • The site is not safeguarded for minerals or waste operations. • The site is a brownfield site. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area, which is classed as being a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1044/1310 Name: World of Water, Ersham Road, Hailsham
		S	M	L	Overall	Commentary
						• The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The site is detached from both Hailsham (a sustainable settlement as defined in the Settlement Hierarchy) and is therefore remote from any local facilities and amenities. The Cuckoo Trail is in close proximity to the site's western boundary and may be able to provide pedestrian connectivity to Hailsham if links can be made with the site. However, the Cuckoo Trail is unsuitable to serve as the only pedestrian route to Hailsham. • The closest bus stops are located adjacent the south eastern corner of the site on Ersham Road and this provides services to Hailsham. • The nearest train station is at Polegate, 2.73km south of the site, although the only reasonable opportunity to access the station is via a private car. Passengers would have to embark / disembark into the existing vehicular access to 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. • Due to the sites location outside the boundaries of a sustainable settlement and likely impact from light and air pollution, there will be some minor negative effects expected on this SA Objective. Mitigation measures are likely possible to reduce emissions through appropriate application of relevant Local Plan policies, and any major effect is lessened by the sites small size. The impacts on this SA Objective are likely to be minor negative
SO8	GREEN & BLUE INFRASTRUCTURE					• There are dense trees adjoining the western and southern boundaries of the site, which provide stepping stones to the wider countryside and join the Cuckoo Trail. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1044/1310 Name: World of Water, Ersham Road, Hailsham
		S	M	L	Overall	Commentary
						• 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, Priority Habitats or irreplaceable habitats within the site. • The site is not within a Biodiversity Opportunity Area (BOA), however, the Cuckoo Trail Habitat Link lies to the west of the site and the Pevensey Levels BOA lies to the east of the site on the opposite side of Ersham Road. • A small area of Coastal and floodplain grazing marsh priority habitat adjoins the southern boundary of the site. Coastal and floodplain grazing marsh priority habitat associated with the Pevensey Levels lies to the east, beyond Ersham Road. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • There are dense trees adjoining the western and southern boundaries of the site, which provide stepping stones to the wider countryside and join the Cuckoo Trail. • Other policies within the Local Plan will address the protection and enhancement of biodiversity, as well as the requirement to provide at least 20% BNG together with the retention and protection of trees, woodlands and hedgerows. Development would need to be in compliance with the relevant polices. • No detailed scheme for the site has been put forward as of yet and so the effect on this SA Objective is considered uncertain at this time.
SO10	LANDSCAPE & TOWNSCAPE					• The site is assessed as having low sensitivity to development within the evidence base due, in part, to the site already being developed as an aquatic shop/nursery with car park. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1044/1310 Name: World of Water, Ersham Road, Hailsham
		S	M	L	Overall	Commentary
						• Given the current use of the site, the redevelopment of the site for housing would have no significant effect on this SA Objective..
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no listed buildings within the site or in close proximity. • The site is not affected by an Archaeological Notification Area (ANA). • The development of the site would not impact upon any heritage or cultural assets; therefore no significant effects are expected on this SA Objective
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is detached from Hailsham (a sustainable settlement as defined in the Settlement Hierarchy) and any rural settlement and is therefore isolated from local services, facilities and public transport. The Cuckoo Trail is in close proximity to the site's western boundary and may be able to provide pedestrian connectivity to Hailsham if links can be made with the site. It is currently uncertain whether this is achievable due to land ownership on Ersham Road. • The closest bus stops are located adjacent the south eastern corner of the site on Ersham Road and this provides services to Hailsham. Passengers would have to embark / disembark into the existing vehicular access to the site. • The nearest train station is at Polegate, 2.73km south of the site, although the only reasonable opportunity to access the station is via a private car. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1044/1310 Name: World of Water, Ersham Road, Hailsham
		S	M	L	Overall	Commentary
						• However, as it stands the site does not have any access to suitable active travel modes (walking and cycling). Much of this depends on whether the site can connect to existing public transport options or the pedestrian footpaths to be provided on developments to the north. Therefore, the effects on this SA Objective are considered to be minor negative at this time.
SO14	HOUSING					• The site is proposed for 24 (net) dwellings. The promoter has indicated that market and affordable housing could be provided on site. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots and gypsy and traveller sites 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 nearest health services are in Hailsham, however these are located some significant distance from the site. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Hailsham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1044/1310 Name: World of Water, Ersham Road, Hailsham
		S	M	L	Overall	Commentary
						but that existing pitches and facilities are protected and enhanced for quality purposes. • The site is not proposing improvements to sport and recreation provision or to health service provision. Given the size of the site, it is likely that contributions to quality improvements, or provision of new open / recreational space could be secured. • 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. • The site is not a designated Local Green Space nor is it a formal recreational or play space. • Given the detachment of the site from Hailsham and any other settlement, and the lack of pedestrian access to the town's health and wellbeing facilities, the impact on this SA Objective over the longer term is considered to be minor negative 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 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					• 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 housing types, facilities and development design, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• Whilst the applicant has proposed this site for residential use, the Council considers that employment use would be more suitable on the site, given the issues in relation to odour pollution currently facing the site. • The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1044/1310 Name: World of Water, Ersham Road, Hailsham
		S	M	L	Overall	Commentary
						• The redevelopment of this site would result in the loss of an employment units and associated jobs that could not be mitigated, unless the business is provided in an alternative location. Therefore, the effects on the SA Objective in the medium to long term is uncertain.
SO19	TOWN & VILLAGE CENTRES					• The site is proposing a loss of retail space, albeit this is outside of a town and village centre. • The site is detached from Hailsham, (a sustainable settlement as defined in the Settlement Hierarchy) and any rural settlement and is therefore isolated from local services and facilities. • The Cuckoo Trail is in close proximity to the site's western boundary and may be able to provide pedestrian connectivity to Hailsham if links can be made with the site. It is currently uncertain whether this is achievable due to land ownership on Ersham Road. Furthermore, this is unsuitable to serve as the only pedestrian route to Hailsham. • Therefore, the impact on this SA Objective is considered to be major negative
SO20	EDUCATION & SKILLS					• There may be the potential to improve skills and training through local job creation/apprenticeships during construction, resulting in a minor positive effect in the short term. • The nearest school provision is in Hailsham and these can be accessed via the public transport options available adjacent the sites south eastern boundary. They cannot however, be accessed via pedestrian footpaths. • 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. • The proposed development is not providing any educational provision and so residents would rely on accessing Hailsham for this. Further investigations as to educational capacity would be required. • Given the detachment of the site from Hailsham and any other settlement, and the lack of pedestrian access to the town's educational facilities, the impact on this SA Objective over the longer term is considered to be minor negative at this time.

SUMMARY OF RESULTS:	Site No: 1044/1310 Name: World of Water, Ersham Road, Hailsham																			
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 a significant distance to the south of Hailsham, in a semi-rural location. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. 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: 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 and gypsy and traveller sites if they are to come forward. **Major negative effects: SO19 Town & Village Centres** The site is detached from Hailsham, (a sustainable settlement as defined in the Settlement Hierarchy) and any rural settlement and is therefore isolated from local services, facilities and public transport. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO13 Travel & Accessibility; SO15 Health & Wellbeing;** All development will result in an increase in greenhouse gas emissions, however given lack of access to sustainable transport, a minor negative effect is expected on this SA Objective, specifically in terms of emissions from vehicles. Mitigation measures will need to be identified to minimise impacts as far as possible, although a residual 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 sites location outside the boundaries of a sustainable settlement and likely impact from light and air pollution, there will be some minor negative effects expected on this SA Objective. Mitigation measures are likely possible to reduce emissions through appropriate application of relevant Local Plan policies, and any major effect is lessened by the sites small size. The impacts on this SA Objective are likely to be minor negative. The site does not have any access to sustainable transport or suitable active travel modes (walking and cycling). Much of this depends on whether the site can connect to existing public transport options or the pedestrian footpaths to be provided on developments to the north. Therefore, the effects on this SA Objective are considered to be minor negative at this time.

	Given the detachment of the site from Hailsham and any other settlement, and the current lack of any sustainable access to the town's health & wellbeing facilities or educational facilities, the impact on SA Objectives 15 and 20 over the longer term is considered to be minor negative **No significant effect: SO10 Landscape & Townscape and SO11 Historic & Cultural Heritage** Given the current use of the site, the redevelopment of the site for housing would have no significant effect on this SA Objective. The development of the site would not impact upon any heritage or cultural assets; therefore no significant effects are expected on this SA Objective. **Uncertain: SO2 Climate Change Adaption; SO3 Flood Risk; SO4 Water Resources/Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; 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 not taken forward for allocation due to a combination of impacts. The site is in an isolated location to the south of Hailsham and cannot achieve a suitable pedestrian/cycle access to support development in this location. Development would result in an overreliance on the private motor vehicle to access key services and amenities. Furthermore, development would encroach further into the countryside to the south of Hailsham and would not relate well to the existing landscape character to the south and east of the site. There are also concerns that development would have an adverse impact on local biodiversity and could also be impacted by flood risk within the site, however, further evidence would be required to assess these issues. Given the above issues, the site is rejected for allocation.

SHELAA Ref: 1048/1310 **SITE:** Land at The Paddocks, South Road, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1048/1310 Name: Land at The Paddocks, South Road, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is formed of amenity land and a paddock associated with an existing residential dwelling (named The Paddocks). • The site is 1.32ha in size and is proposed for residential development of 10-15 (net) dwellings. This will include market and affordable housing. The northeastern part of the site has already achieved planning permission for 3 (net) dwellings under WD/2018/2680/RM, however, the applicant is seeking a greater quantum of growth on site. • The site is located to the south and west of the built up area of Hailsham and to west of South Road, with medium density residential development located to the north and east. The A22 forms the sites western boundary • Hailsham is classed as a sustainable settlement within the settlement hierarchy due to it acting as a service centre to a wide rural catchment of a number of small villages and hamlets as well as containing extensive services and facilities (including retail, education, leisure and employment). • The nearest bus stop is approx. 360m north east of the site along the A295 / South Road and is accessible on foot from the site. • The site is located approximately 3.5km from the nearest train station in Polegate, which offers services to London, Brighton and Hastings. This sustainable form of public transport cannot be accessed via pedestrian footpaths, however, the frequent bus service does provide some connection to the train station. • The site is within a 25-minute walk of the High Street in Hailsham with its services and amenities and these can be accessed via pedestrian footpaths on South 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. • The site complies with the overall Spatial Strategy for the district as it is located within short distance of a sustainable settlement which can be accessed via public transport.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1048/1310 Name: Land at The Paddocks, South Road, Hailsham
		S	M	L	Overall	Commentary
						• However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Eastbourne), 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 risk of surface water flooding within the site and this would require mitigation. • The vast majority of the site is located within an area of groundwater concern and is therefore at risk of groundwater flooding. • The site is greenfield and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1048/1310 Name: Land at The Paddocks, South Road, Hailsham
		S	M	L	Overall	Commentary
						• There is a small risk of surface water flooding within the site and this would require mitigation. • The vast majority of the site is located within an area of groundwater concern and is therefore at risk of groundwater flooding. • The proposed development is therefore suitable for the flood risk zone identified and the site passes the sequential test. • 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 flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk or groundwater flooding, the impact on this SA Objective is likely to be minor positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • The development of this site will increase the demand for water consumption and wastewater treatment. • There are no watercourses within the Site or in close proximity. • The site is not within a groundwater source protection zone. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality, and protect the biodiversity of the Levels. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1048/1310 Name: Land at The Paddocks, South Road, Hailsham
		S	M	L	Overall	Commentary
						acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district
SO5	SOIL, LAND & MINERALS					• The site is a greenfield site • The site is not safeguarded for minerals or waste operations. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • 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 proposed quantum of development is likely to introduce light pollution to the area. • However, the site is within an area classed as being 'brighter' by CPREs light pollution mapping and therefore impacts may not be significant and mitigation possible. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1048/1310 Name: Land at The Paddocks, South Road, Hailsham
		S	M	L	Overall	Commentary
						development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The nearest bus stop is approx. 360m north east of the site along the A295 / South Road and is accessible on foot from the site. • The site is located approximately 3.5km from the nearest train station in Polegate, which offers services to London, Brighton and Hastings. This sustainable form of public transport cannot be accessed via pedestrian footpaths, however, the frequent bus service does provide some connection to the train station. • The site is within a 25-minute walk of Hailsham High Street via existing footpaths on South Road. • The A22 forms the western boundary of the site and this is likely to generate significant noise that would be required to be mitigated as part of any schemes design. • A large electricity pylon is located within the site and would require consideration as part of the schemes design. • 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. • 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 is within close proximity to public transport options and a sustainable settlement, the impact on this SA Objective remains uncertain as much will depend on the implementation of a suitable scheme design that appropriately mitigates the impact of noise from the A22 to the west.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are substantial mature trees along the western boundary of the site, lining the A22 corridor. There is also a small number of trees and hedgerows located within the site. • Ancient woodland lies to the west (Abbotts Wood/ Wilmington Wood) and to the east (Bolneys Wood), however, this is severed from the site by the A22 and the A295 (South Road).

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1048/1310 Name: Land at The Paddocks, South Road, Hailsham
		S	M	L	Overall	Commentary
						• The planning permission for the north eastern part of the site has indicative layouts showing the retention and enhancement of tree and hedgerows. This could be applied to the whole of the site. • 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 that covers the whole site.
SO9	BIODIVERSITY					• The ancient woodland that surrounds the site to the east and south is classified as priority habitat deciduous woodland. • There are no irreplaceable or priority habitats within the site. • There are substantial mature trees along the western boundary of the site, lining the A22 corridor. There is also a small number of trees and hedgerows located within the site. These provide connections for wildlife to Orchard Lane Recreation Ground to the north. • The ancient woodland located to the west and east of the site is also classified as priority habitat. However, this is severed from the site by the A22 and A295 (South Road) so connections for wildlife are severely limited. • The Wilmington Woodlands and Watershed BOA lies to the west (over the A22) and to the east (over the A295). • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1048/1310 Name: Land at The Paddocks, South Road, Hailsham
		S	M	L	Overall	Commentary
						• The planning permission for the north eastern part of the site has indicative layouts showing the retention and enhancement of tree and hedgerows, which would enhance biodiversity on the site. This could be applied to the whole of the site. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time as much will depend on the mitigation measures implemented alongside any development.
SO10	LANDSCAPE & TOWNSCAPE					• The site is assessed as having low to moderate sensitivity to development within the evidence base as it is generally enclosed from view by vegetation, contains a substantive electricity pylon, and is located adjacent to the busy A22 that reduces tranquillity. • The planning permission for the north eastern part of the site has indicative layouts showing the retention and enhancement of tree and hedgerows will be provided to further integrate the site within the built-up boundary of Hailsham. This could be applied to the whole site. • Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • A Grade II Listed Building (Poole Farmhouse) is located on the north eastern boundary and this would require further consideration. • Any development would need to respect this historic setting and consider what mitigations would be required to lessen the impact of development. • The site is not affected by an Archaeological Notification Area (ANA). • Due to the lack of scheme details at this time, effects are considered uncertain
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: 1048/1310 Name: Land at The Paddocks, South Road, Hailsham
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site benefits from an existing vehicular access to the site from South Road, however, the site has previously been granted planning permission for three (net) dwellings under planning reference WD/2018/2680/RM, which includes the creation of a new vehicular access on the site's eastern boundary, albeit that this has not yet been implemented. This would require investigation to see if a similar access could support a higher quantum of development. • The nearest bus stop is approx. 360m north east of the site along the A295 / South Road and is accessible on foot from the site. • The site is located approximately 3.5km from the nearest train station in Polegate, which offers services to London, Brighton and Hastings. This sustainable form of public transport cannot be accessed via pedestrian footpaths, however, the frequent bus service does provide some connection to the train station. • The site is within a 25-minute walk of the High Street in Hailsham with its services and amenities and these can be accessed via pedestrian footpaths on South Road. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be minor positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street.
SO14	HOUSING					• The site is proposing 10-15 (net) dwellings. This will include market and affordable housing and will make a contribution to meeting the district's housing need with a sustainable and accessible location. • There are no details as to the type and tenure mix of housing though. • The planning permission for 3 (net) dwellings included chalet bungalows, however, a different form of dwelling may be sought for a development involving the whole site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1048/1310 Name: Land at The Paddocks, South Road, Hailsham
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots and gypsy and traveller sites if they are to come forward
SO15	HEALTH & WELLBEING					• The nearest health services are at the Bridgefield Surgery, approx. 1.1km to the north east of the site. This can be reached via pedestrian footpaths or public transport on South Road. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Hailsham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes. • The site is not a designated Local Green Space nor is it a formal recreational or play space. The site is located in close proximity to the Coopers Recreation Field to the north. • Given the size of the site, there may be potential to achieve contributions towards health and wellbeing provision, but this 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1048/1310 Name: Land at The Paddocks, South Road, Hailsham
		S	M	L	Overall	Commentary
						• Due to the lack of information on scheme design and affordable housing provision, the effect is considered to be uncertain at this time.
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. • The planning permission for the north eastern part of the site did not include any affordable dwellings, however, this was because it fell under the threshold of net dwellings to be required to do so. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is close to services and facilities within Hailsham and has access to a frequent bus service to the High Street with short journey times. • However, due to the scale of proposed development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue.
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 is Burfield Academy, approximately 250m to the north-east of the site and this can be accessed via pedestrian footpaths on South Road, although improvements would be required.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1048/1310 Name: Land at The Paddocks, South Road, Hailsham
		S	M	L	Overall	Commentary
						• Further primary, secondary and college provision is located within Hailsham, approximately 1.5km to the north of the site. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process. • 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: 1048/1310 Name: Land at The Paddocks, South Road, Hailsham																			
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 at the southwestern edge of Hailsham, but is included within the proposed settlement boundary. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. 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 flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk or groundwater flooding, the impact on this SA Objective is likely to be minor positive over all timeframes. The impact on this SA Objective is considered to be minor positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street. 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 and SO6 Waste** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. **No significant effect: SO7 Pollution; SO10 Landscape and Townscape; SO18 Economy & Employment; SO19 Town & Village Centres 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. However, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective.

	The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue nonetheless. 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. 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; SO4 Water Resources & Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO11 Historic & Cultural Heritage; 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 10-15 (net) dwellings. Given the findings of the evidence base and SA, as well as the sites net area (0.8ha) it is considered that the site would only be appropriate for up to 8 (net) dwellings and has been proposed for allocation on this basis. The site is situated at the periphery of the built-up area of Hailsham but benefits from close proximity to existing bus stops that provide access to Hailsham town centre and therefore has good access to local facilities and amenities. The site is well enclosed within the existing settlement by the A22 and existing vegetation. The development of the site would be required to provide a new vehicular access onto South Road to the east, taking into consideration its close proximity to the Eagles Roundabout. The noise generated from the A22 to the west, the large electricity pylon within the site and the listed building to the north would require consideration within the design of the scheme.

SHELAA Ref: 1050/1310

SITE: Land to the South of The Old Loom Mill, Ersham Road, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1050/1310 Name: Land to the south of The Old Loom Mill, Ersham Road, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a stables and grazing land located to the south of Hailsham. The site is located to the south of The Old Loom Mill, a brownfield site, which gained planning permission for 24 (net) dwellings under planning reference WD/2017/0839/MAO, albeit this has yet to be implemented. • The site is 3.39ha in size and is proposed for residential development of 60 (net) market and affordable dwellings. • The site is detached from both Hailsham (a sustainable settlement as defined in the Settlement Hierarchy) and is therefore remote from any local facilities and amenities. The Cuckoo Trail is in close proximity to the site's western boundary and may be able to provide pedestrian connectivity to Hailsham if links can be made with the site. However, the Cuckoo Trail is unsuitable to serve as the only pedestrian route to Hailsham. • The nearest bus stop is on Ersham Road, approx. 170m north of the site, however there is no pedestrian access as there are no pavements along Ersham Road. The site would be able to connect to the pedestrian footpaths that are being created as part of the development to the north (WD/2017/0839/MAO) to access the bus stop, however, this scheme has not yet been implemented. • The nearest train station is at Polegate, 2.5km south of the site, although the only reasonable opportunity to access the station is via a private car. • The site does not conform with the overall Spatial Strategy for the district as it is located a significant distance from a sustainable settlement. • 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. • 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: 1050/1310 Name: Land to the south of The Old Loom Mill, Ersham Road, Hailsham
		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, however given lack of access to sustainable transport, a minor negative effect is expected on this SA Objective, specifically in terms of emissions from vehicles. Mitigation measures will need to be identified to minimise impacts as far as possible, although a residual negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site is greenfield • The site majority of the site is within Flood Zone 1 as defined by the Environment Agency, however the Wealden SFRA states that the north eastern parts of the site fronting onto Ersham Road are located within Flood Zone 2 and Flood Zone 3a. • There is a very small area of surface water flood risk located within the centre of the site, but given the size of the site, this could be mitigated. • The eastern and central parts of the site are located wholly within an area of groundwater concern and is therefore at risk of groundwater flooding. • 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 majority of the site is within Flood Zone 1 as defined by the Environment Agency, however the Wealden SFRA states that the north eastern parts of the site fronting onto Ersham Road are located within Flood Zone 2 and Flood Zone 3a. • There is a very small area of surface water flood risk located within the centre of the site, but given the size of the site, this could be mitigated. • The eastern and central parts of the site are located wholly within an area of groundwater concern and is therefore at risk of groundwater flooding.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1050/1310 Name: Land to the south of The Old Loom Mill, Ersham Road, Hailsham
		S	M	L	Overall	Commentary
						• The development proposed on the site is therefore suitable, however a sequential approach to the location of development on site will need to be taken to direct development first to the areas of the site not at risk of flooding. • Residential development would be precluded from those areas of the site within Flood Zones 2 and 3a. • 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 that the site is at risk of flooding from multiple sources, effects are considered to be uncertain, as mitigation is likely to be possible, however, there is a lack of detail as to mitigation measures at present.
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. • There are no watercourses within the site or within close proximity. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality, and protect the biodiversity of the Levels. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1050/1310 Name: Land to the south of The Old Loom Mill, Ersham Road, Hailsham
		S	M	L	Overall	Commentary
						acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district
SO5	SOIL, LAND & MINERALS					• The documents submitted as part of planning application WD/2 WD/2017/0839/MAO also assessed this site and found it to be Grade 3b agricultural land. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area, which is classed as being a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1050/1310 Name: Land to the south of The Old Loom Mill, Ersham Road, Hailsham
		S	M	L	Overall	Commentary
						development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The site is detached from both Hailsham (a sustainable settlement as defined in the Settlement Hierarchy) and is therefore remote from any local facilities and amenities. The Cuckoo Trail is in close proximity to the site's western boundary and may be able to provide pedestrian connectivity to Hailsham if links can be made with the site. However, the Cuckoo Trail is unsuitable to serve as the only pedestrian route to Hailsham. • The nearest bus stop is on Ersham Road, approx. 170m north of the site, however there is no pedestrian access as there are no pavements along Ersham Road. The site would be able to connect to the pedestrian footpaths that are being created as part of the development to the north (WD/2017/0839/MAO) to access the bus stop, however, this scheme has not yet been implemented. • The nearest train station is at Polegate, 2.5km south of the site, although the only reasonable opportunity to access the station is via a private car. • 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, as although the site can potentially be supplied with an access to bus stops, the site is still some significant distance from Hailsham and cannot be provided with a realistic pedestrian access to this settlement.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are dense trees adjoining the western and southern boundaries of the site, which provide stepping stones to the wider countryside and join the Cuckoo Trail. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1050/1310 Name: Land to the south of The Old Loom Mill, Ersham Road, Hailsham
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time due to the lack of details of any scheme.
SO9	BIODIVERSITY					• There are no designated biodiversity sites, Priority Habitats or irreplaceable habitats within the site. A line of priority habitat deciduous woodland forms the sites western boundary. • The site is not within a Biodiversity Opportunity Area (BOA), however, the Cuckoo Trail Habitat Link forms the western boundary of the site and the Pevensey Levels BOA lies to the east of the site on the opposite side of Ersham Road. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • Other policies within the Local Plan will address the protection and enhancement of biodiversity, as well as the requirement to provide at least 20% BNG together with the retention and protection of trees, woodlands and hedgerows. Development would need to be in compliance with the relevant polices. • No detailed scheme for the site has been put forward as of yet and so the effect on this SA Objective is considered uncertain at this time.
SO10	LANDSCAPE & TOWNSCAPE					• The site is assessed as having low to moderate sensitivity to residential development in part due to the existing development to the north, albeit not yet constructed, and the caravan park that lies to the south, which reduces the rurality of the site. • The development of the site would have a detrimental impact upon the wider landscape, as it would encroach further into the countryside south of Hailsham and would effectively form an isolated form of urban development within the countryside and, as opposed to the land to the north, which does not share its brownfield characteristics.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1050/1310 Name: Land to the south of The Old Loom Mill, Ersham Road, Hailsham
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Given that the development to the north has not yet come forward and this site lies within an isolated location to the south of Hailsham, it is considered that there will be a minor negative impact upon this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no listed buildings within the site or in close proximity. • The site is not affected by an Archaeological Notification Area (ANA). • No significant effects are expected on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is detached from both Hailsham (a sustainable settlement as defined in the Settlement Hierarchy) and is therefore remote from any local facilities and amenities. The Cuckoo Trail is in close proximity to the site's western boundary and may be able to provide pedestrian connectivity to Hailsham if links can be made with the site. However, the Cuckoo Trail is unsuitable to serve as the only pedestrian route to Hailsham. • The nearest bus stop is on Ersham Road, approx. 170m north of the site, however there is no pedestrian access as there are no pavements along Ersham Road. The site would be able to connect to the pedestrian footpaths that are being created as part of the development to the north (WD/2017/0839/MAO) to access the bus stop, however, this scheme has not yet been implemented. • The nearest train station is at Polegate, 2.5km south of the site, although the only reasonable opportunity to access the station is via a private car.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1050/1310 Name: Land to the south of The Old Loom Mill, Ersham Road, Hailsham
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						• 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. • It is noted that the site was granted planning permission to the north for residential development, without an appropriate pedestrian access to Hailsham. However, this was largely because of the sites brownfield status and the five year housing land supply position of the Council at the time of the application. This site cannot demonstrate that it can achieve access to suitable active travel modes (walking and cycling). The Cuckoo Trail is not suitable to serve as the main pedestrian access for the site to Hailsham and footpaths cannot be realistically achieved from the site to Hailsham, given its significant distance from the site. The development on this SA Objective is therefore a major negative. • However, as it stands the site does not have any access to suitable active travel modes (walking and cycling). Much of this depends on whether the site can connect to existing public transport options or the pedestrian footpaths to be provided on developments to the north. Therefore, the effects on this SA Objective are considered to be major negative
SO14	HOUSING					• The site is proposed for 60 (net) dwellings. The promoter has indicated that market and affordable housing could be provided on site. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots and gypsy and traveller sites 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 nearest health services are in Hailsham, however these are located some significant distance from the site. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1050/1310 Name: Land to the south of The Old Loom Mill, Ersham Road, Hailsham
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						funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Hailsham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes. • The site is not proposing improvements to sport and recreation provision or to health service provision. Given the size of the site, it is likely that contributions to quality improvements, or provision of new open / recreational space could be secured. • 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. • The site is not a designated Local Green Space nor is it a formal recreational or play space. • Given the detachment of the site from Hailsham and any other settlement, the lack of pedestrian access to the town's health and wellbeing facilities, but acknowledging public transport options, the impact on this SA Objective over the longer term is considered to be minor negative 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 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					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1050/1310 Name: Land to the south of The Old Loom Mill, Ersham Road, Hailsham
		S	M	L	Overall	Commentary
						• Due to the lack of detail on the provision of housing types, facilities and development design, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing a loss of retail space. • The site is detached from Hailsham, (a sustainable settlement as defined in the Settlement Hierarchy) and any rural settlement and is therefore isolated from local services and facilities. • The Cuckoo Trail is in close proximity to the site's western boundary and may be able to provide pedestrian connectivity to Hailsham if links can be made with the site. It is currently uncertain whether this is achievable due to land ownership on Ersham Road. Furthermore, this is unsuitable to serve as the only pedestrian route to Hailsham. • Given the above, the impact on this SA Objective is considered to be major negative
SO20	EDUCATION & SKILLS					• There may be the potential to improve skills and training through local job creation/apprenticeships during construction, resulting in a minor positive effect in the short term. • The nearest school provision is in Hailsham and these can be accessed via the public transport options available adjacent the sites south eastern boundary. They cannot however, be accessed via pedestrian footpaths. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1050/1310 Name: Land to the south of The Old Loom Mill, Ersham Road, Hailsham
		S	M	L	Overall	Commentary
						• The proposed development is not providing any educational provision and so residents would rely on accessing Hailsham for this. Further investigations as to educational capacity would be required. • Given the detachment of the site from Hailsham and any other settlement, the lack of pedestrian access to the town's educational facilities, but acknowledging public transport options, the impact on this SA Objective over the longer term is considered to be minor negative at this time.

SUMMARY OF RESULTS:	Site No: 1050/1310 Name: Land to the south of The Old Loom Mill, Ersham Road, Hailsham																			
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 a significant distance to the south of Hailsham, in a semi-rural location. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. 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: SO14 Housing** The proposal for residential development on this site has the potential to contribute to the district's identified housing need, albeit not within a sustainable settlement and therefore not in conformity with the overall spatial strategy for the district. **Major negative effects: SO13 Travel & Accessibility and SO19 Town & Village Centres** The site does not have any access to suitable active travel modes (walking and cycling). Much of this depends on whether the site can connect to existing public transport options or the pedestrian footpaths to be provided on developments to the north. Therefore, the effects on this SA Objective are considered to be major negative. The site is detached from Hailsham, (a sustainable settlement as defined in the Settlement Hierarchy) and any rural settlement and is therefore isolated from local services and facilities. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO10 Landscape & Townscape and SO15 Health & Wellbeing and SO20 Education & Skills** All development will result in an increase in greenhouse gas emissions, however given lack of access to sustainable transport, a minor negative effect is expected on this SA Objective, specifically in terms of emissions from vehicles. Mitigation measures will need to be identified to minimise impacts as far as possible, although a residual 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 that the development to the north has not yet come forward and this site lies within an isolated location to the south of Hailsham, it is considered that there will be a minor negative impact upon this SA Objective. The impacts on this SA Objective are likely to be minor negative, as although the site can potentially be supplied with an access to bus stops, the site is still some significant distance from Hailsham and cannot be provided with a realistic pedestrian access to this settlement.

	Given the detachment of the site from Hailsham and any other settlement, and the current lack of any sustainable access to the town's health & wellbeing facilities or educational facilities, the impact on SA Objectives 15 and 20 over the longer term is considered to be minor negative **No significant effect: SO11 Historic & Cultural Heritage; SO18 Economy & Employment** The development of the site would not impact upon any heritage or cultural assets; therefore no significant effects are expected on this SA Objective 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. **Uncertain: SO2 Climate Change Adaption; SO3 Flood Risk; SO4 Water Resources/Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO16 Quality of Life & Place; 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 due to a combination of impacts. The site is in an isolated location to the south of Hailsham and cannot achieve a suitable pedestrian/cycle access to support development in this location. Development would result in an overreliance on the private motor vehicle to access key services and amenities. Furthermore, development would encroach further into the countryside to the south of Hailsham and would not relate well to the existing landscape character to the south and east of the site. It is important to note that this development does not benefit from status of previously developed land, which was a key consideration in the granting of development located to the north of the site. Given the above issues, the site is rejected for allocation.

SHELAA Ref: 1115/1310 **SITE:** Land East of A22, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1115/1310 Name: Land east of A22, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• This is a significant site (40.26ha) site made up of agricultural fields, woodland (some of which is ancient), a highways contracting depot and a number of residential dwellings. A number of smaller submissions (808/1310, 854/1310, 895/1310, 882/1310, 913/1310, 973/1310 and 1129/1310) lie within this larger comprehensive site. • The SHELAA application form indicates that the applicant is seeking a mixed use development within the site. This includes residential use of 1000 (net) dwellings, employment use and green infrastructure. • The southern part of the site (part of 913/1310 and the whole of 973/1310) forms part of an undetermined outline planning application (ref. WD/2021/2556/MAO) which seeks the creation of a new business park, providing for up to 16,750m2 of Class B1(b) and (c) (now Use Class E) and B2 floorspace with ancillary storage and office use. This would involve the relocation of the existing highways depot to a new location. Therefore, it is considered that the residential use is intending to be brought forward within the northern parts of the site, outside of the proposed planning permission. • The northeastern part of the site (808/1310) has already achieved planning permission for 31 (net) dwellings under planning reference WD/2020/1504/MAO. • Given the scale of the site, there are a number of bus stops located near different parts of the site. The bus stops located on the A22 to the west can be accessed by existing pedestrian footpaths on the A22. The bus stops to the north east of the site are largely inaccessible for the vast majority of the site, due to the narrow form and nature of Coldthorn Lane and Summerhill Lane to the east of the site. Polegate Train Station lies approximately 2.4km to the south of the site, however, this can only be accessed via the private motor vehicle. • The site is visually and functionally detached from Hailsham to the north by the extensive woodland (Coldthorn Wood and Bolneys Wood) that form large parts of the northern part of the site. The site is severed from Polegate to the south by the A27 and extensive agricultural land.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1115/1310 Name: Land east of A22, Hailsham
		S	M	L	Overall	Commentary
						• The lack of access to sustainable transport means that development of the site will be car dependent increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some slight degree. • The scale of development on site provides some opportunity for provision of services/facilities/community space on site which would reduce the need to travel off site to some degree. However, unless a mixed use development and significant services were provided on site, the effect of which would need to be balanced and assessed, there would remain a significant need to travel off site to meet day to day needs. • The site does not comply with the overall Spatial Strategy for residential development within 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. This impact is less significant if the site came forward for employment use only as demonstrated within the current planning application for the southern part of the site as this use does not require the location of nearby services and facilities to support development. • 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. • 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. • The isolated location of the site, detached from any settlement and amenities, with limited transport options other than by private car, would have an impact on climate change and travel and accessibility effects. All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1115/1310 Name: Land east of A22, Hailsham
		S	M	L	Overall	Commentary
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 risk of surface water flooding located at sporadic points throughout the site. • The site lies partially within an area of groundwater concern, therefore there is a risk of groundwater flooding. • The site is a mixture of brownfield and greenfield land, with some area of impermeable surfacing. Development is likely to increase impermeable surfaces within the site. • Measures to deal with surface water runoff will be required as rainfall is likely to increase with climate change. • 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 ongoing planning application for the southern part of the site has set out some of the principles for climate change adaption, including the implementation of SuDS, however, as this is an outline planning application, much will still be resolved if the site progresses to reserved matters stage. • 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 lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is a small risk of surface water flooding located at sporadic points throughout the site. • The site lies partially within an area of groundwater concern, therefore there is a risk of groundwater flooding. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1115/1310 Name: Land east of A22, Hailsham
		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. • The ongoing planning application for the southern part of the site has demonstrated that there is no flood risk associated with the site. The application has received no objection from the local flood authority in regards to the proposed SuDS scheme for the site. However, it is important to note that this forms only a small part of the site and no further details have been provided for the remaining parts of the site, excluding the land granted planning permission within the north eastern corner. • The development proposed on the site is therefore suitable in principle, however a sequential approach to the location of development on site will need to be taken to direct development first to the areas of the site not at risk of flooding. • 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 that the site is at risk of flooding from multiple sources, effects are considered to be uncertain, as mitigation is likely to be possible however there is a lack of detail as to mitigation measures at present.
SO4	WATER RESOURCES & QUALITY					• The site is a mix of greenfield and brownfield land. • The southern part of the site has been safeguarded for waste operations under Policy SP6 of the East Sussex Waste and Minerals Sites Plan, which was adopted in February 2017. The proposed scheme for the site would be dependent on the existing use of the site being relocated to a new and suitable location. • Wealden has been identified as an area of serious water stress. • The site is not within a groundwater source protection zone. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality, and protect the biodiversity of the Levels.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1115/1310 Name: Land east of A22, Hailsham
		S	M	L	Overall	Commentary
						• The site does not contain any watercourses. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, with drainage ditches forming part of the drainage network of the levels. Development is therefore likely to be subject to Appropriate Assessment to secure necessary mitigation to control water flows to the SAC and protect water quality. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site comprises agricultural land, so would result in its loss, but this 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 CO2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1115/1310 Name: Land east of A22, Hailsham
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area, which is classed as being a 'darker' area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • Given the presence of the A22 in this location, noise mitigations would be required to be provided as part of the redevelopment of the site. • It is expected that an increase in housing or employment use 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. However, this is dependent on the number of trips that are generated from the existing employment use of the site. Furthermore, redevelopment of the site could result in the demolition of existing buildings with more energy efficient buildings. • Given the scale of the site, there are a number of bus stops located near different parts of the site. The bus stops located on the A22 to the west can be accessed by existing pedestrian footpaths on the A22. The bus stops to the north east of the site are largely inaccessible for the vast majority of the site, due to the narrow form and nature of Coldthorn Lane and Summerhill Lane to the east of the site. Polegate Train Station lies approximately 2.4km to the south of the site, however, this can only be accessed via the private motor vehicle. • A significant pylon line also crosses through the site, which would require consideration as part of the schemes design. • 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. • The impacts on this SA Objective are likely to be major negative as a result of increases in pollution arising from the significant size of this development, and the impact of existing pollution being worsened, affecting future residents of the development. The location of the site in a peripheral semi-rural location, with glimpsed views to the SDNP

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1115/1310 Name: Land east of A22, Hailsham
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						may cause increased light pollution, affecting setting and having an adverse impact on dark skies. The location adjacent to road noise pollution issues also. Whilst some mitigation may be possible, it is unlikely to resolve these issues in entirety.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are two significantly large parcels of ancient woodland (Coldthorn Wood and Bolneys Wood) that lie within the northern part of the site. There is also additional woodland in this location that is not classified as woodland. The woodland in this location is also classified as a priority habitat. There are also pockets of priority habitat located within the centre of the site and located adjacent the eastern boundary. • There are significant trees and hedgerows located along the boundaries of the site. There are also significant trees and hedgerows located within the site. These are located within fields and along field boundaries. The trees located on the southern boundary of the site are protected by group TPO NO 25,199. • The vast majority of the site is greenfield land, with the southernmost section and a small number of residential dwellings being classified as brownfield. • There are also a number of ponds located within the site, predominantly within northern area. • The plans submitted as part of the ongoing planning application for the southern part of the site and the granted planning permission within the north eastern part of the site indicate that existing vegetation will be retained and enhanced as part of any development. Furthermore, new planting and an enhanced landscape buffer will be provided. No details have been provided for significant parts of the site that are without an extant planning permission or subject to an ongoing application. • 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 minor positive, because the redevelopment of the site would likely retain and enhance parts of the site for green and blue infrastructure as has been demonstrated as possible within the ongoing planning application and extant planning permission within parts of the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1115/1310 Name: Land east of A22, Hailsham
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SO9	BIODIVERSITY					• The site is likely to have some notable biodiversity value, noting the greenfield nature of the site; significant parcels of Ancient Woodland and priority habitats being located within the site and the northern half of the site lying within the Wilmington Woodlands and Watershed BOA. • The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • There are two significantly large parcels of ancient woodland (Coldthorn Wood and Bolneys Wood) that lie within the northern part of the site. There is also additional woodland in this location that is not classified as woodland. The woodland in this location is also classified as a priority habitat. There are also pockets of priority habitat located within the centre of the site and located adjacent the eastern boundary. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • There are significant trees and hedgerows located along the boundaries of the site. There are also significant trees and hedgerows located within the site. These are located within fields and along field boundaries. The trees located on the southern boundary of the site are protected by group TPO NO 25,199. • The ongoing planning application and extant planning permission has undertaken ecology surveys to understand what mitigations will be required on the site protect and enhance biodiversity. The ecological mitigation and management plan sets out what mitigations and enhancements will be provided for biodiversity as part of the development within these parts of the site. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality, and protect the biodiversity of the Levels. • There is a significant lack of details for the majority of the site, but development would need to follow the mitigation hierarchy of avoid, minimise, remediate and compensate.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1115/1310 Name: Land east of A22, Hailsham
		S	M	L	Overall	Commentary
						• Given the lack of detail as to the quantum of development and mitigation necessary, and noting designations on and adjacent to the site, effects are considered to be uncertain at this time.
SO10	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment states that this site has moderate to higher sensitivity to development overall, with the northern parts of the site having an moderate/higher sensitivity to development and the southern part of the site having a moderate sensitivity to development. Development of the site may have a detrimental impact upon the green infrastructure network located to the south of Hailsham and would result in significant harm to biodiversity in the northern part of the site where there is a biodiversity opportunity area and ancient woodland exists. • Developing this site would introduce significant built form into a largely rural area that is segregated from any settlement. Although the settlement of Hailsham lies to the north, the woodland within the northern parts of the site severs the remaining parts of the site from this more urban landscape. • The scale of development and extant of the site proposed would also considerably alter the character of the area, resulting in a loss of substantial countryside that buffers the area and gives a rural setting to nearby settlements. Development would appear as encroachment into this undeveloped area, rather than integration with any existing development. • Whilst the development of the northern parts of the site would have a significant impact on the landscape, the development of the southern part of the site, in accordance with the ongoing planning application would have a more limited impact. As demonstrated within the ongoing planning application, this part of the site is more enclosed within the landscape and would have less harm due to its current use. Furthermore, proposed landscape buffering would also reduce this harm further. • Due to the lack of a detailed scheme for the vast majority of the site, but accounting for the scale of development proposed and the semi-rural character of the immediate area, separated from the townscape, the effect on this SA Objective is considered to be major negative. The effect is significantly less harmful within the southern parts of the site that have also been assessed singularly under 913/1310 and 973/1310.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1115/1310 Name: Land east of A22, Hailsham
		S	M	L	Overall	Commentary
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • Given the scale of the site, there are a number of listed buildings located within close proximity to the site that could potentially be impacted by development. • There are no listed buildings within the site or within close proximity. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • It is considered that development will not have an impact on heritage assets, therefore there is no significant effect on this SA Objective
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is currently a vehicular access to the site from the A22, which serves the existing employment use on the site. The ongoing planning application for the site is proposing to significantly upgrade this existing access to the site. There is currently an ongoing objection to the application as adequate information has not been submitted to allow the East Sussex Highways to determine whether the proposal is acceptable in terms of the impact on the site access and the surrounding highway network and would therefore give rise to increased hazards to highway users. • The development would have a detrimental impact upon the local road network, which is mostly formed of rural lanes, most of which do not have footways as they are too narrow and where there would be the potential for pedestrian and vehicular conflict. It would not be possible to support large scale growth within this location due to the significant lack of pedestrian connectivity to the wider area, which would rely on the private motor vehicle as the key form of transport which is wholly unsustainable for a development of this size.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1115/1310 Name: Land east of A22, Hailsham
		S	M	L	Overall	Commentary
						• The Cuckoo Trail does lie to the east of the site, however, this cannot be suitable connected for pedestrians or cyclists. Furthermore, the Cuckoo Trail is a largely unlit trail. This, combined with the distance needed to travel along the route (from site into the town) may make this travel option unfavourable to some users, even in the event of a pedestrian access linking to them. • Given the scale of the site, there are a number of bus stops located near different parts of the site. The bus stops located on the A22 to the west can be accessed by existing pedestrian footpaths on the A22. The bus stops to the north east of the site are largely inaccessible for the vast majority of the site, due to the narrow form and nature of Coldthorn Lane and Summerhill Lane to the east of the site. Polegate Train Station lies approximately 2.4km to the south of the site, however, this can only be accessed via the private motor vehicle. • 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. • As it stands the site does not have significant access to sustainable transport options, nor would these likely be created due to narrow lanes surrounding the site that are unlikely to be able to significantly upgraded to accommodate this level of growth. The development would be detached from any nearby settlement and therefore there is a major negative effect on this SA Objective for the residential development being sought within the northern part of the site. • The effect is significantly less harmful within the southern parts of the site that have also been assessed singularly under 913/1310 and 973/1310. This is because the occupiers of an employment site do not require the access to nearby settlements that is required by residential occupiers. Further assessment is provided within 913/1310 and 973/130 for these specific areas.
SO14	HOUSING					• The development has the potential to significantly contribute to the district's identified housing need, over a number of years. Submission documents indicate a proposal for 1000 (net) dwellings, which could make a significant contribution to the Districts housing supply, albeit not within a sustainable settlement and therefore not in conformity with the overall spatial strategy for the district.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1115/1310 Name: Land east of A22, Hailsham
		S	M	L	Overall	Commentary
						• The proposed development of this site for residential has the potential to contribute to the district's identified housing need, albeit not within a sustainable settlement and therefore not in conformity with the overall spatial strategy for the district. • It would be expected that this include a varied mx of housing and tenure types as part of the development. It is also considered that significant affordable housing and self-build and custom build plots would also be provided. • Therefore, a minor positive effect is expected on this SA Objective in terms of housing provision alone.
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 nearest health services are located in both Hailsham and Polegate however these are not readily accessible to the site. • The Eastbourne, Hailsham and Seaford CCG serving the area has identified that early stages of future health service development have begun, in order to meet increased need in the area. Contributions may be required towards increasing the size of this development, and creating more clinical rooms, depending on the size and cumulative effect of development coming forward in the wider area. The quantum of development here would necessitate contribution towards this health provision, and recalculation of needs, noting the significant quantum of development and creation of a new settlement type of development. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within the Polegate Parish. It also states there is a need to explore opportunities to expand existing provision to cater for a wider range of age ranges at existing sites. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there are deficiencies in provision of adult sports pitches and cricket pitches, the latter being particularly unique, as Polegate is the only Parish assessed to experience this deficiency. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Hailsham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1115/1310 Name: Land east of A22, Hailsham
		S	M	L	Overall	Commentary
						• The scale and quantum of development proposed will result in the onsite provision of open space and play provision, in addition to making contribution towards wider youth and adult needs across the Parish. • 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. • Noting that the existing capacity within the health sector would need to be expanded over the longer term, this may bring some minor negative impact initially. The proposal will make contribution towards this healthcare, as well as providing open space and play parks. In light of lack of detail on these, and noting the site remains detached from any settlement and the services it provides that benefit health and wellbeing, this brings only a minor positive effect on this SA in the medium to long term.
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 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					• 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 housing types, facilities and development design, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The southern part of the site forms part of an undetermined outline planning application (ref. WD/2021/2556/MAO) which seeks the creation of a new business park, providing for up to 16,750m2 of Class B1(b) and (c) (now Use Class E) and B2 floorspace with ancillary storage and office use. This would involve the relocation of the existing highways depot to a new location.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1115/1310 Name: Land east of A22, Hailsham
		S	M	L	Overall	Commentary
						• Due to the size of the developable area of the site, an appropriate mix and type of employment uses could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a major positive effect if the southern part of the site is brought forward and makes a significant positive contribution to meeting the district's employment needs. This will be enhanced by the provision of different types, formats and scale of employment uses, if they are to come forward.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is detached from Hailsham (a sustainable settlement as defined in the Settlement Hierarchy) and any rural settlement and is therefore isolated from local services, facilities and public transport. • Given the detached nature of the site, with no sustainable pedestrian or cycle routes to Hailsham or Polegate, 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 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. • The nearest educational facilities are located within Polegate to the south and Hailsham to the north. • Further secondary provision is also located within Polegate to the south. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1115/1310 Name: Land east of A22, Hailsham
		S	M	L	Overall	Commentary
						• Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process. • Information from East Sussex County Council, as the education provider for state schools, indicates that there is a shortfall of 1 form entry at primary school level, expectant from around 2036/7. Options to address this education infrastructure need include consideration of a new primary school on the Mornings Mill site, to the south east of Polegate town. There is no shortfall in early years and secondary provision. • Development of this scale would contribute towards provision of that primary education infrastructure. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, and minor positive in the long term, given the scale of development and contribution necessary towards infrastructure and the potential for training for employees within the proposed employment site.

SUMMARY OF RESULTS:	Site No: 1115/1310 Name: Land east of A22, Hailsham																			
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 conform with the overall spatial strategy for the district as it is detached from any settlement or local facilities and amenities. There are a number of sites put forward for development in the vicinity of this site and area to the east of the A22. 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	**Major positive effects: SO14 Housing and SO18 Economy & Employment** Development of the site will make a significant contribution to the district's housing need. It is likely that a significant mix in type and tenure of homes will be provided, including affordable housing and self-build and custom build plots. The impact on this SA Objective is expected to be a major positive effect if the southern part of the site is brought forward and makes a significant positive contribution to meeting the district's employment needs. This will be enhanced by the provision of different types, formats and scale of employment uses, if they are to come forward. **Minor positive effects: SO8 Green & Blue Infrastructure, SO15 Health & Wellbeing, and SO20 Education & Skills** The impact is considered to be minor positive, because the redevelopment of the site would likely retain and enhance parts of the site for green and blue infrastructure as has been demonstrated as possible within the ongoing planning application and extant planning permission within parts of the site. Noting that the existing capacity within the health sector would need to be expanded over the longer term, this may bring some minor negative impact initially. The proposal will make contribution towards this healthcare, as well as providing open space and play parks. In light of lack of detail on these, and noting the site remains detached from any settlement and the services it provides that benefit health and wellbeing, this brings only a minor positive effect on this SA in the medium to long term. The impact is likely to be minor positive in the short term in regard to skills and training in construction, and minor positive in the long term, given the scale of development and contribution necessary towards infrastructure and the potential for training for employees within the proposed employment site. **Major negative effects: SO7 Pollution; SO10 Landscape and Townscape and SO13 Travel and Accessibility** The impacts on this SA Objective are likely to be major negative as a result of increases in pollution arising from the significant size of this development, and the impact of existing pollution being worsened, affecting future residents of the development. The location of the site in a peripheral semi-rural location, with glimpsed views to the SDNP may cause increased light pollution, affecting setting and having an adverse impact on dark skies. The location adjacent to road noise pollution issues also. Whilst some mitigation may be possible, it is unlikely to resolve these issues in entirety.

	Due to the lack of a detailed scheme for the vast majority of the site, but accounting for the scale of development proposed and the semi-rural character of the immediate area, separated from the townscape, the effect on this SA Objective is considered to be major negative. The effect is significantly less harmful within the southern parts of the site that have also been assessed singularly under 913/1310 and 973/1310. As it stands the site does not have significant access to sustainable transport options, nor would these likely be created due to narrow lanes surrounding the site that are unlikely to be able to significantly upgraded to accommodate this level of growth. The development would be detached from any nearby settlement and therefore there is a major negative effect on this SA Objective for the residential development being sought within the northern part of the site. The effect is significantly less harmful within the southern parts of the site that have also been assessed singularly under 913/1310 and 973/1310. This is because the occupiers of an employment site do not require the access to nearby settlements that is required by residential occupiers. Further assessment is provided within 913/1310 and 973/130 for these specific areas. **Minor negative effects: SO1 Climate Change; SO6 Waste; and SO19 Town & Village** The isolated location of the site, detached from any settlement and amenities, with limited transport options other than by private car, would have an impact on climate change and travel and accessibility effects. 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 detached nature of the site, with no sustainable pedestrian or cycle routes to Hailsham or Polegate, the impact on this SA Objective is considered to be minor negative. **No significant effect: SO11 Historic &Cultural Heritage** It is considered that development will not have an impact on heritage assets, therefore there is no significant effect on this SA Objective **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not selected for residential allocation as it is not in conformity with the overall spatial strategy for the district, being located outside any sustainable settlement and with no access to public transport from the development that would allow future residents to have a feasible alternative to using the car. The development of this comprehensive site would have a highly detrimental impact upon the landscape, which could not be mitigated. The development of the whole site in this location would represent an unacceptable encroachment of the gap, which separates Hailsham and Polegate given its scale and would not be a logical extension given its sustainability issues. Development of this site would create an isolated residential development that is car dependent and isolated from any services and facilities. It is unlikely that the existing transport infrastructure within the area could support development without significant upgrades, which is not considered to be possible. Development of the site would

	have a detrimental impact upon the green infrastructure network located to the south of Hailsham and would result in significant harm to biodiversity particularly in in the northern part of the site where there is a biodiversity opportunity area, ancient woodland and priority habitats. Whilst the site is not suitable for residential allocation, the southern parts of this comprehensive site are selected for an allocation of 16,750sqm of employment floorspace. The southern part of this site forms part of an undetermined outline planning application (ref. WD/2021/2556/MAO) which seeks the creation of a new business park, providing for up to 16,750m2 of Class B1(b) and (c) (now Use Class E) and B2 floorspace with ancillary storage and office use. The development of this site would be required to protect and enhance trees and hedgerows on site boundaries, including those subject to a group TPO on the southern boundary, in order to further enclose the site within the landscape. The redevelopment of this site would also be required to ensure that the existing waste facility on the site is relocated to a suitable location. The development would be required to provide mitigation to existing road noise and remediate any potential contamination located within the site. The site also required the provision of an upgraded vehicular access, which is still subject to ongoing discussions as part of the ongoing planning application for the site. Subject to meeting these constraints, development of approximately 16,750sqm of employment land could be appropriate and the site is allocated accordingly.

SHELAA Ref: 1117/1310 **SITE:** Land off A271, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1117/1310 Name: Land off A271, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises OF agricultural land to the northeast of Hailsham. • The site is 1.44ha in size and is proposed for 60 (net) dwellings. The promoter has indicated that market and affordable housing could be provided on site. • The nearest bus stops are directly at the front of the site on the A271 although there is no existing safe pedestrian access to the bus stop on the south side of the A271, that provides services to Hailsham. This would require the provision of a crossing. The nearest train station is in Polegate, approx. 6.4km to the south, although the only reasonable access to the station is via private motor vehicle. • 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. • Hailsham is assessed as a sustainable settlement within the settlement hierarchy as it offers a frequent and sustainable mode of public transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and within close proximity to sustainable transport. • 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. • The site is within a 20-minute walk of Hailsham High Street. This can be accessed via existing pedestrian footpaths on the A295 (Battle Road), however, Harebeating Lane would require significant upgrading to allow this. • 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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1117/1310 Name: Land off A271, Hailsham
		S	M	L	Overall	Commentary
						to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 and is not at risk of surface water flooding as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The southwestern part of the site is within an area of groundwater concern and further investigation would be required. • The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided in terms of managing surface water runoff. • 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 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 risk of surface water flooding within the southern part of the site, although the site is large enough to mitigate this via SuDS. • Approximately half of the site is within an area of groundwater concern and therefore there is the potential for groundwater flood risk. Further investigations would be required as part of development. • The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided in terms of managing surface water runoff. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial flooding and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes as residents and property would not be at risk.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1117/1310 Name: Land off A271, Hailsham
		S	M	L	Overall	Commentary
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • 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. • 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 agricultural land but not classified within the Agricultural Land Classification system (ALC) • The site is not safeguarded for waste or minerals operations. • The site is greenfield. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1117/1310 Name: Land off A271, Hailsham
		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					• The site is within the existing built form of Hailsham and within an area classified as being 'bright' in CPREs light pollution mapping. However, given the size and location of the site to the north east of Hailsham and the potential quantum of development, additional light pollution will be introduced. Any development would still need to minimise external lighting and be in compliance with other Local Plan policies on this. • The nearest bus stops are directly at the front of the site on the A271 although there is no existing safe pedestrian access to the bus stop on the south side of the A271, that provides services to Hailsham. This would require the provision of a crossing. The nearest train station is in Polegate, approx. 6.4km to the south, although the only reasonable access to the station is via private motor vehicle. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1117/1310 Name: Land off A271, Hailsham
		S	M	L	Overall	Commentary
						• Given the scale of development proposed, there is likely to be an increase in traffic and congestion on the road network, although this may be mitigated to some degree through the provision of services and facilities on the site for residents to access. • Transport surveys and modelling will be required to ascertain the impact on the road network and identify mitigation measures. • 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, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective. .
SO8	GREEN & BLUE INFRASTRUCTURE					• The mature hedgerows and trees on the boundaries of the site and a number of mature trees within the south western part of the site provide wildlife corridors and stepping stones to the wider area to the north. The vegetation is significant in the south eastern part of the site and this would require removal to allow for a suitable vehicular access to be provided to the site. • The trees and hedgerows contribute towards the green infrastructure network of the site as well as to the wider greenfield network. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries to maintain and enhance the green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact is considered to be uncertain at this time as much will depend on the implementation of any development but there is the potential for both negative and positive effects.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1117/1310 Name: Land off A271, Hailsham
		S	M	L	Overall	Commentary
SO9	BIODIVERSITY					• The mature hedgerows and trees on the boundaries of the site and a number of mature trees within the south western part of the site provide wildlife corridors and stepping stones to the wider area to the north. The vegetation is significant in the south eastern part of the site and this would require removal to allow for a suitable vehicular access to be provided to the site. • The trees and hedgerows contribute towards the green infrastructure network of the site as well as to the wider greenfield network. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries to maintain and enhance the green infrastructure network. • The site is wholly within the Pevensey and Cuckmere Valley Link BOA and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the BOA. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • 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. • Other policies within the Local Plan will address the protection and enhancement of biodiversity, as well as the requirement to provide at least 20% BNG together with the retention and protection of trees, woodlands and hedgerows. Development would need to be in compliance with the relevant polices. • Due to the potential harm from development on the BOA, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• This site was not individually assessed within the landscape evidence base due to its later submission. However, it is within the Hailsham North settlement assessment unit which is assessed as having moderate sensitivity to small scale residential development

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1117/1310 Name: Land off A271, Hailsham
		S	M	L	Overall	Commentary
						(2-2.5 storeys); moderate to high sensitivity to medium scale residential (3-4 storey, flats, care homes) and high sensitivity to commercial/industrial development. The higher sensitivity is due to the rural landscape, with its undulating landform, providing a scenic backdrop to the surrounding settlements (including Magham Down); considerable areas of deciduous woodland; areas of historic field patterns and distance from any settlement edge. The intermittent views over the wider landscape also increases sensitivity however the presence of the A271 also decrease sensitivity. • The site provides a rural setting to the north east of Hailsham. • The development of the site would result in backland development that does not relate well to the existing linear built form located along the A271 (Amberstone) in this location. • Given the above reasons, it is considered the effects on this SA Objective are minor negative as development of the quantum envisioned on this site would be out of keeping with the general character and appearance of both the existing townscape and landscape to the north east of Hailsham.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. However, a Grade II Listed Building (Amberstone Grange) and its curtilage is located to the south east of the site. • Any development would need to respect this historic setting and consider what mitigations would be required to lessen the impact of development. • The access point into the site lies within an Archaeological Notification Area (Amberstone Grange) and further investigation would be required. • Due to the lack of scheme details at this time, effects are considered uncertain
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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1117/1310 Name: Land off A271, Hailsham
		S	M	L	Overall	Commentary
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site does not currently have an existing vehicular access to the A271 (Amberstone) to the south. The site as submitted would be unable to achieve a suitable vehicular access to the A271, given the extent of land ownership on the southern frontage to the A271, so would likely require third party land to achieve this • The site can be accessed via existing footpaths located on the north side of the A271 (Amberstone). These footpaths require extensive improvements to provide pedestrian access to Hailsham. • The nearest bus stops are directly at the front of the site on the A271 although there is no existing safe pedestrian access to the bus stop on the south side of the A271, that provides services to Hailsham. This would require the provision of a crossing. The nearest train station is in Polegate, approx. 6.4km to the south, although the only reasonable access to the station is via private motor vehicle • The site is within a 35-minute walk of Hailsham High Street. • The site is not impacted by public rights of way. • 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. • Whilst the site is located adjacent sustainable public transport options and is located within the sustainable settlement of Hailsham, the effect on SA Objective is currently considered uncertain at this stage given that is 'unknown' whether a suitable vehicular and pedestrian access can be achieved to the site.
SO14	HOUSING					• The site is proposed for 60 (net) dwellings. The promoter has indicated that market and affordable housing could be provided on site. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots and gypsy and traveller sites if they are to come forward.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1117/1310 Name: Land off A271, Hailsham
		S	M	L	Overall	Commentary
SO15	HEALTH & WELLBEING					• The nearest health services are at the Quintin Medical Centre, approx. 850m to the south west of the site. These cannot currently be provided with pedestrian footpaths and significant improvements would be required. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Hailsham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes. • The site is not a designated Local Green Space nor is it a formal recreational or play space. • The site is not proposing improvements to sport and recreation provision or to health service provision. • Given the size of the site, there may be potential to achieve contributions towards health and wellbeing provision, but this 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. • The redevelopment of the dilapidated buildings on site could result in a positive effect, however, due to the lack of detail on the scheme design, the impact on this SA Objective is considered to be uncertain at this stage.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1117/1310 Name: Land off A271, Hailsham
		S	M	L	Overall	Commentary
SO17	SOCIAL DEPRIVATION					• The promoter for the site has indicated that market and affordable housing could be provided on site and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue nonetheless.
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 nursery and primary school is the Hawkes Farm Academy, approximately 1.1km to the west of the site and can be accessed via pedestrian footpaths. • Further primary, secondary and college provision is located within Hailsham to the south west. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1117/1310 Name: Land off A271, Hailsham
		S	M	L	Overall	Commentary
						be required in discussion with East Sussex County Council as part of the planning application process. • 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: 1117/1310 Name: Land off A271, Hailsham																			
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 to the north east of Hailsham outside of the proposed development boundary. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. 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, both 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 flooding and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes as residents and property would not be at risk. 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; SO10 Landscape and Townscape;** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Due to the potential harm from development on the BOA, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective. Given the above reasons, it is considered the effects on this SA Objective are minor negative as development of the quantum envisioned on this site would be out of keeping with the general character and appearance of **No significant effect: SO7 Pollution; SO18 Economy & Employment; SO19 Town & Village Centres 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. However, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective. 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. The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue nonetheless. 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; SO4 Water Resources & Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO11 Historic & Cultural Heritage; 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 due to a number of negative impacts. The site provides a rural setting to the northeast of Hailsham and is visually and functionally related to the countryside in this location. Development in this location would be out of keeping with the existing character of the area and would not relate well to the existing linear form of built development located along the A271 (Amberstone) in this location. It would also lead to the loss of an agricultural field located wholly within a BOA. There are also concerns that the site is unable to achieve a vehicular access to the site, however, further evidence would be required to assess this. Given the above issues, the site is not taken forward for allocation.

SHELAA Ref: 1151/1310

SITE: Wealden District Council Offices and Civic Hall, Vicarage Lane, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1151/1310 Name: Wealden District Council Offices and Civic Hall, Vicarage Lane, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises Wealden District Council Offices and Civic Hall. It also included Hailsham Leisure Centre, a Bowls Club and a number of car parks available for employees and public use. • The site is 2.5ha in size and has been proposed for 8 (net) dwellings, offices, retail, tourism/leisure uses and community facilities. • Hailsham is assed as a sustainable settlement within the settlement hierarchy as it offers a frequent and sustainable mode of public transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment). • The nearest bus stop is on the High Street, approx. 300m from the site and is accessible on foot. The nearest train station is in Polegate, approx. 3.7 miles south of the site, although the only reasonable access to the station is via private motor vehicle. The Cuckoo Trails does run to Polegate from Hailsham and is approx. 600m from the site, but is accessible on foot through the town. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and with very close proximity to sustainable transport. • 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. • Given the current use of the site, it is not considered that there would be no significant impact on this SA Objective as it is considered that the site would be redeveloped to

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1151/1310 Name: Wealden District Council Offices and Civic Hall, Vicarage Lane, Hailsham
		S	M	L	Overall	Commentary
						provide a similar use to its current one. Furthermore, the number of residential dwellings to be provided with not have a significant effect.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 and is not affected by surface water flood risk as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is small pockets of surface water flood risk within the site, which would require mitigation. • The site is not at risk of groundwater flooding. • The site is brownfield land and has existing areas of impermeable surfacing. Development could reduce these areas or increase them. • Measures to deal with surface water runoff will be required as rainfall is likely to increase with climate change. • 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 are pockets of surface water flood risk around the existing council offices, which would require mitigation. • The site is not at risk of groundwater flooding. • The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided in terms of managing surface water runoff. • 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 that the site is not at risk of fluvial or groundwater flooding, but that mitigation for surface water flooding is required. It is considered that suitable mitigation for surface

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1151/1310 Name: Wealden District Council Offices and Civic Hall, Vicarage Lane, Hailsham
		S	M	L	Overall	Commentary
						water runoff is achievable and therefore the effects on this SA Objective are considered to be minor positive.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Given the existing uses of the site it is unlikely that the redevelopment of the site will cause an additional issue in regards to water resources. • The site is not within a groundwater source protection zone. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality, and protect the biodiversity of the Levels. • 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 current use of the site, it is not considered that there would be no significant impact on this SA Objective as it is considered that the site would be redeveloped to provide a similar use to its current one.
SO5	SOIL, LAND & MINERALS					• The site is not agricultural land. • The site is not safeguarded for waster or minerals operations. • The site is a brownfield site and its proposed redevelopment represents an efficient use of land. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1151/1310 Name: Wealden District Council Offices and Civic Hall, Vicarage Lane, Hailsham
		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 construction and operation of any development. However, given the current use of the site, it is that there would be no significant impact on this SA Objective in the medium to long term as it is considered that the site would be redeveloped to provide a similar use to its current one.
SO7	POLLUTION					• The site is within the existing built form of Hailsham and within an area classified as being 'bright' in CPREs light pollution mapping. Therefore it is unlikely there will be any impacts from light pollution. However, any development would still need to minimise external lighting and be in compliance with other Local Plan policies on this. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The nearest bus stop is on the High Street, just to the south of the site and is accessible on foot. There are numerous other bus stops within close proximity of the site along the High Street and in the town itself. The nearest train station is in Polegate, approx. 4 miles south of the site although the only reasonable access to the station is via private motor vehicle. There is the Cuckoo Trail which offers pedestrian and cycle links to Polegate from Hailsham.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1151/1310 Name: Wealden District Council Offices and Civic Hall, Vicarage Lane, Hailsham
		S	M	L	Overall	Commentary
						• Given the site's proximity to public transport and relatively short walking distance to Hailsham High Street, it is considered unlikely that development will result in significantly increased traffic or congestion on the road. • There are no sources of noise pollution affecting the site. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Given the current use of the site, it is not considered that there would be no significant impact on this SA Objective as it is considered that the site would be redeveloped to provide a similar use to its current one and the site is in close proximity to the services, amenities and public transport options within Hailsham Town Centre.
SO8	GREEN & BLUE INFRASTRUCTURE					• Given its current use, there is very limited blue and green infrastructure located within this site. There is some significant trees and hedgerows located along the boundaries of the site, albeit this provides limited connection to the wider green infrastructure network. This includes a tree subject to a TPO at the eastern boundary. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which could contribute to the green and blue infrastructure network and make a positive contribution to nature recovery. • 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 effect on this SA Objective is considered to be uncertain, as much will depend on the mitigation measures implemented alongside any development.
SO9	BIODIVERSITY					• There are no designated biodiversity sites, Priority Habitats or irreplaceable habitats within the site or in close proximity. Development of the site will not impact on any of them. • The site is not within a Biodiversity Opportunity Area (BOA). • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1151/1310 Name: Wealden District Council Offices and Civic Hall, Vicarage Lane, Hailsham
		S	M	L	Overall	Commentary
						• The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • The mature trees on the boundaries of the site make a small contribution to the site's biodiversity. • Given the location of the site within the existing built up area of Hailsham, the current use of the site and the lack of biodiversity, it is considered there would be no significant effects on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• This site was not individually assessed within the 2023 Landscape Sensitivity Assessment as it lies within the built form of Hailsham. • Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The redevelopment of the site would not have a significant building on the Hailsham Conservation Area or any Listed Buildings. would not have an impact on the Hailsham • The site is not impacted by an Archaeological Notification Area. • The Hailsham Conservation Area lies to the south of the site and includes a number of The site would not impact upon any heritage or cultural assets; therefore there is no significant effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1151/1310 Name: Wealden District Council Offices and Civic Hall, Vicarage Lane, Hailsham
		S	M	L	Overall	Commentary
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is located in Hailsham Town Centre and benefit from an existing vehicular access from Vicarage Lane to the north of the site. • There is existing pedestrian access to the site from Hailsham Town Centre by existing pedestrian footpaths. • The nearest bus stop is on the High Street, approx. 300m from the site and is accessible on foot. The nearest train station is in Polegate, approx. 3.7 miles south of the site, although the only reasonable access to the station is via private motor vehicle. The Cuckoo Trails does run to Polegate from Hailsham and is approx. 600m from the site, but is accessible on foot through the town. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be major positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street.
SO14	HOUSING					• The site is proposing 8 (net) dwellings which will make a contribution to meeting the district's housing need with a sustainable and accessible location. • There are no details as to the type and tenure mix of housing though. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services are at the Vicarage Field located 50m to the south of the site. This can be accessed via pedestrian footpaths. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1151/1310 Name: Wealden District Council Offices and Civic Hall, Vicarage Lane, Hailsham
		S	M	L	Overall	Commentary
						• The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Hailsham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes. • The promoter of the site is indicating that the redevelopment of the site would involve the retention of the bowls club and Hailsham Leisure Centre. • The effect on this SA Objective will be a minor positive if development results in the redevelopment of the existing leisure centre and bowls club to provide enhanced facilities.
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. • The applicant is indicated that community facilities (1630m2) could be brought forward as part of any development. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and provides community facilities for Hailsham.
SO17	SOCIAL DEPRIVATION					• The development could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1151/1310 Name: Wealden District Council Offices and Civic Hall, Vicarage Lane, Hailsham
		S	M	L	Overall	Commentary
SO18	ECONOMY & EMPLOYMENT					• The site has been put forward for employment uses, relating to the redevelopment of the existing offices on site. The site has also indicated that tourism uses could be provided on the site. • Due to the size of the developable area of the site, an appropriate mix and type of employment uses could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's employment needs or provides tourism facilities.
SO19	TOWN & VILLAGE CENTRES					• The redevelopment of the site for leisure, community facilities or retail use is likely to enhance the vitality of Hailsham Town Centre. • The site is proposing that retail development (1630m2) could come forward on the site. • Any development of the site would need to demonstrate that either the car parks can be preserved through a new scheme (if required), or the loss of the car parks is appropriate following a parking survey in this location. The loss of car parking within Hailsham Town Centre is likely to have a significant impact upon the vitality of Hailsham Town Centre. • The impact on this SA Objective is expected to be a minor positive effect if the site is redeveloped as it will enhance the vitality of Hailsham Town Centre. However, this is dependent on the results of the car parking surveys.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • Given that the site is proposed for, retail, leisure and community use, it is likely that some education or skills will be provided to employees or users of the site in the future. The impact on this SA Objective is therefore considered to be minor positive over all timescales.

SUMMARY OF RESULTS:	Site No: 1151/1310 Name: Wealden District Council Offices and Civic Hall, Vicarage Lane, Hailsham																			
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 lies within the town centre of Hailsham. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. 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: SO 13 Travel & Accessibility** The impact on this SA Objective is considered to be major positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street. **Minor positive effects: SO3 Flood Risk; SO14 Housing; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** Given that the site is not at risk of fluvial or groundwater flooding, but that mitigation for surface water flooding is required. It is considered that suitable mitigation for surface water runoff is achievable and therefore the effects on this SA Objective are considered to be minor positive. 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. The effect on this SA Objective will be a minor positive if development results in the redevelopment of the existing leisure centre and bowls club to provide enhanced facilities. The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and provides community facilities for Hailsham. 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 employment needs or provides tourism facilities. The impact on this SA Objective is expected to be a minor positive effect if the site is redeveloped as it will enhance the vitality of Hailsham Town Centre. However, this is dependent on the results of the car parking surveys. Given that the site is proposed for, retail, leisure and community use, it is likely that some education or skills will be provided to employees or users of the site in the future. The impact on this SA Objective is therefore considered to be minor positive over all timescales.

	Major negative effects: None **Minor negative effects: SO6 Waste** Whilst the proposed development has indicated biodiversity enhancements as part of development, it is currently unknown whether these can be applied to the whole site. Given that the development of the site would result in the loss of priority habitat, the effects on this SA Objective are minor negative. **No significant effect: SO1 Climate Change Mitigation; S04 Water Resource/Quality; SO6 Waste; SO7 Pollution; SO10 Landscape and Townscape; SO11 Historic & Cultural Heritage** Given the current use of the site, it is not considered that there would be no significant impact on SA Objectives 1, 4, 6 as it is considered that the site would be redeveloped to provide a similar use to its current one. Furthermore, the number of residential dwellings to be provided with not have a significant effect. Given the current use of the site, it is not considered that there would be no significant impact on this SA Objective as it is considered that the site would be redeveloped to provide a similar use to its current one and the site is in close proximity to the services, amenities and public transport options within Hailsham Town Centre. Given the location of the site within the existing built-up area of Hailsham, the current use of the site and the lack of biodiversity, it is considered there would be no significant effects on this SA Objective. The site would not impact upon any heritage or cultural assets; therefore there is no significant effect on this SA Objective. 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 would be no significant impact on this SA Objective. **Uncertain: SO2 Climate Change Adaption; SO3 Flood Risk; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO12 Digital Infrastructure and SO17 Social Deprivation** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has not been selected for allocation. The site is situated in a prominent location within Hailsham Town Centre and has excellent access to existing services and facilities, in addition to close proximity to sustainable forms of public transport. However, development would result in the total loss of a public car parking site in Hailsham, which is currently well used and essential for the continued enhancement of the vitality and viability of Hailsham Town Centre. No assessment has been undertaken to demonstrate that the car park is no longer required. Furthermore, there is a lack of certainty at this stage as to what is being proposed for the site, therefore the site is not suitable for allocation.