Appendix A11m Parish: Hartfield

SHELAA Ref: 708/2080 **SITE:** Land at Castle Farm, Withyham Road, Hartfield

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 708/2080 SITE: Land at Castle Farm, Withyham Road, Hartfield
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently agricultural land (greenfield) • The site is 3.44 ha in size and proposed for 68 (net) dwellings by the applicant. • The site is split into two parts north and south of the B2110 with the part to the south of the road being detached from Hartfield and is surrounded by open farmland and scattered houses and farmsteads along the south side of the B2110. • The northern part of the site would form a continuation of the residential fringe along the north side of the B2110, with linear housing to the northwest and east. • 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. • Hartfield is classed as a sustainable development within the settlement hierarchy and has limited or basic services and facilities and so any development is likely to result in an increase in car use to reach Crowborough, Tunbridge Wells or East Grinstead, increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain

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SO2	CLIMATE CHANGE ADAPTATION					• Developing this site will introduce hard standing and structures on Greenfield land, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site is in Flood Zone 1, which is suitable for development and most of the northern land is an area of groundwater flooding concern. • The site does have a small amount of surface water flooding risk along the northern fields western boundaries, but this is limited and mitigation is likely to be achievable. • The site is within an area of groundwater concern so there is some potential groundwater flood risk, however this is difficult to predict. Further investigation would be required if development came forward. • The impact is considered uncertain at this time.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or within close proximity. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 708/2080 SITE: Land at Castle Farm, Withyham Road, Hartfield
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SO5	SOIL, LAND & MINERALS					• The site is greenfield agricultural land but has not been classified within the Agricultural Land Classification survey. • The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO_2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area although it is considered that the impacts can be suitably mitigated. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposed use for housing in this location and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of agricultural land. The site is rural in character and setting.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 708/2080 SITE: Land at Castle Farm, Withyham Road, Hartfield
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						• Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to 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.
SO9	BIODIVERSITY					• The site is located entirely within the High Weald National Landscape, additionally the site is with 7km of the Ashdown Forest SAC however, the site is within 7km of the Ashdown Forest SPA, therefore if the site were to come forward for development it would require a Habitats Regulation Assessment. • There is no ancient woodland or Priority Habitats within the site; however, Hartfield Grove is adjacent to the east of the southern part of the site. • The Greenfield nature of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows to create access), although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor negative in the short term but will become minor positive in the medium to long term as any mitigation measures become established.
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies in a peripheral location and development of the southern field would be out of keeping with surrounding land uses; however, the northern part of the site would form a continuation of the residential fringe east of Hartfield along the north side of the B2110. • The part of the site south of the B2110 is considered to be of higher sensitivity within the Council's landscape evidence base primarily due to the undulating topography and the eastern extents of the site are highly visible within the wider landscape, forming a

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						prominent skyline in views from the B2110 and properties along the eastern settlement edge, with some intervisibility with the Hartfield Conservation Area. • The part of the site north of the B2110 is bordered by linear residential housing to the northwest and east, therefore development of this field would be less impactful up the landscape; however, a small stream (along the north-western boundary) contributes to the density of streams within the High Weald National Landscape. • The site is relatively well screened, with some views to the south / southeast. The lower part of the site is well enclosed from the road, whilst the upper part of the site is slightly more visible in the wider landscape. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The impact is expected to be minor negative but could be reduced through suitable mitigation measures.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area however, it is on the edge of the archaeological interest area due to Hartfield being a medieval and post-medieval village. • 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 no existing vehicular access to the B2110 from the site. There is the potential for vehicular access to be created on to the B2110, but this would involve hedgerow clearance and suitable visibility splays being achieved. Further off-site works

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						or traffic management measures may also be required, and a full transport assessment would be needed. • There is currently pedestrian access to the site as there is pavement along the north side of the B2110, although there is no existing access for cycle use. Furthermore, a new junction is not possible due to the proximity to the bend on the B2110. Therefore, a new access would need to be achieved through Motte Field. • The nearest train station is at Ashurst, approx. 2.5 miles northeast of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stop is in Hartfield to the northwest of the site, and there is pedestrian connectivity to the bus stop. • There is PRoW (Footpath 22a, Hartfield) running north to south through the centre of the site. Therefore, development of the site would have an impact upon the setting of this PRoW. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered minor negative at this stage given that the transport measures are 'unknown.'
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, the site promoter has identified that the whole site would deliver a proposed 68 (net) dwellings. However, due to the land south of the B2110 being unsuitable this number should be reduced to the possible development of the northern field alone. Therefore, the contribution would be considered 5 (net) dwellings on the land north of the B2110 alone. • However, due to the size of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.

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SO15	HEALTH & WELLBEING					• The nearest GP is in Hartfield is approx. 500m to the northwest of the site, whilst other health services (dentists, pharmacy) are in Forest Row, approx. 3.5 miles to the west of the site. The nearest hospital is in Crowborough, approx. 5.8 miles to the south-east. • The Hartfield clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Crowborough (Freedom Leisure Centre) these are realistically accessible by a bus service (7 services every day of the week). • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect.

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						• However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is on the residential fringe of Hartfield. • The site is not currently accessible by vehicles although potential exists to create an access onto Motte Field, subject to hedge clearance. • The site is accessible to pedestrians and there is a footpath along the north side of the B2110 connecting the site to Hartfield and bus stops further west along the B2110 which would provide some limited sustainable transport access to services and facilities further afield. • Therefore, the impact on this SA Objective is considered to be minor negative.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is in Hartfield (St Mary The Virgin C of E Aided Primary School). Further primary and secondary education is available in Crowborough and there is a school bus service Mon – Fri to/from Hailsham. • 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:	SHELAA Ref: 708/2080 SITE: Land at Castle Farm, Withyham Road, Hartfield																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. 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	The site is on the edge of Harfield, a sustainable settlement according to the settlement hierarchy and benefits from close proximity to existing services and amenities within the settlement. The part of the site to the north of Withyham Road site lies within the proposed settlement boundary for Hartfield, therefore, it conforms with the overall strategy for development within Wealden. The southern part of the site is more isolated and lies outside the proposed settlement boundary.

	Major positive effects: None **Minor positive effects: SO9 Biodiversity and SO14 Housing** The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. Additionally, as the Local Plan policies are implemented for biodiversity mitigation methods there is potential for reducing biodiversity in the area. **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution, SO10 Landscape & Townscape, SO13 Travel & Accessibility, SO15 Health & Wellbeing and SO19 Town & Village Centres** All development will result in an increase in greenhouse gas emissions and waste production, particularly with the to the lack of public bus services resulting in a reliance on private motor vehicles, although the application of Local Plan policies should mitigate any negative impacts. Additionally, there is potential for development of the site harm the landscape in the High Weald National Landscape and Western Ouse Streams and Ashdown Forest Biodiversity Opportunity Area, partially the considering the sites position as agricultural land and within close proximity to the Hartfield Grove which is considered Ancient Deciduous Woodland. **No significant effect: SO18 Economy & Employment and SO20 Education & Skills** The scale of proposed development and the site's location mean no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 68 (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 5 (net) dwellings in the part of the site located to the north of Withyham Road and has been proposed for allocation on this basis. The site serves as infill development between existing residential development to the west and east and the impact upon the wider landscape is considered to be lower in this location. The site benefits from close proximity to the services and amenities located within Hartfield, which is classified as a sustainable settlement. The 2023 Landscape Sensitivity Assessment states that the site is of high sensitivity to residential development, primarily because the larger eastern field (south of Withyham Road) is visually exposed in the wider landscape and development would be unsuitable in this location and would have an unacceptable impact on the character and appearance of the countryside.

SHELAA Ref: 709/2080 **SITE:** Land at Old Crown Farm, Edenbridge Road, Hartfield

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 709/2080 SITE: Land at Old Crown Farm, Edenbridge Road, Hartfield
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently agricultural land (greenfield) • The site is 0.57 ha in size and proposed for 12 (net) dwellings by the applicant. • The site is to the west of the B2026 with site forming part of the rural fringe of the village along the B2026, with linear housing to the south and southeast. • 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. • Hartfield is classed as a sustainable development within the settlement hierarchy and has limited or basic services and facilities and so any development is likely to result in an increase in car use to reach Crowborough, Tunbridge Wells or East Grinstead, increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• Developing this site will introduce hard standing and structures on Greenfield land, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies.

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						• The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site is in 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 outside of an area of groundwater concern and therefore 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, surface or groundwater 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 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. • 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

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						acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is greenfield agricultural land but has not been classified within the Agricultural Land Classification survey. • The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO_2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area although it is considered that the impacts can be suitably mitigated. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies.

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						• Nonetheless, given the proposed use for housing in this location and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of agricultural land. The site is rural in character and setting. • Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site is located entirely within the High Weald National Landscape, additionally the site is with 7km of the Ashdown Forest SAC however, the site is within 7km of the Ashdown Forest SPA, therefore if the site were to come forward for development it would require a Habitats Regulation Assessment. • There is no ancient woodland or Priority Habitats within the site. However, the site is within the Western Ouse Streams and Ashdown Forest Biodiversity Opportunity Area. • The Greenfield nature of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows to create access), although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies.

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						• Due to the potential harm from development on the High Weald National Landscape and BOA, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies wholly with the High Weald National Landscape. • The site is considered to have moderate to higher sensitivity to development within the Landscape Sensitivity Assessment 2023 as it lies adjacent to the Hartfield Conservation Area and location within the High Weald landscape. • The site is relatively flat, with a partially enclosed character well screened from views from the northeast. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The impact is expected to be minor negative but could be reduced through suitable mitigation measures.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area however, the Hartfield Conservation Area is adjacent to the east of the site. Additionally, it is on the edge of the archaeological interest area for Hartfield as it is a medieval and post-medieval village. • The grade II listed Old Crown Farmhouse is located to the south of the site along the B2026. • 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. • Due to the potential harm from development on the setting of the Hartfield Conservation Area, but acknowledging the potential for some degree of mitigation, minor negative 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.

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						• Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The existing vehicular access to the B2026 from the site is a field gate onto the Stone Cottage track, however; this would be unsuitable for the use of residential development on the site due to the narrow nature of the access and proximity of existing dwelling hindering any option of improving the existing access. There is the potential for vehicular access to be created through the new development on Sackville Lane. Further off-site works or traffic management measures may also be required, and a full transport assessment would be needed. • There is currently pedestrian access to the site as there is pavement through the new development at Sackville Lane, although there is no existing access for cycle use. • The nearest train station is at Ashurst, approx. 2.5 miles northeast of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stop is at the Castlefields to the southeast of the site, and there is pedestrian connectivity to the bus stop. • There is a PRoW (Footpath 38, Hartfield) running east/west along the southern boundary of the site, additionally the Forest Row Bridleway is located to the north of the site, running east to west with views to the site. Therefore, development of the site would have an impact upon the setting of these PRoWs. • 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 are 'unknown.'
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, the site promoter has identified that the whole site would deliver a proposed 12 (net) dwellings. • However, due to the size of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies.

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		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 if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest GP is in Hartfield is approx. 125m to the southwest of the site, whilst other health services (dentists, pharmacy) are in Forest Row, approx. 3.5 miles to the west of the site. The nearest hospital is in Crowborough, approx. 5.8 miles to the south-east. • The Hartfield clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Crowborough (Freedom Leisure Centre) these are realistically accessible by a bus service (7 services every day of the week). • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 709/2080 SITE: Land at Old Crown Farm, Edenbridge Road, Hartfield
		S	M	L	Overall	Commentary
						• Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is on the residential fringe of Hartfield and serves as part of a buffer between the settlement and the rural landscape northwest of Hartfield. • Hartfield has limited services and facilities, and potential future residents are likely to travel to Crowborough, Tunbridge Wells and East Grinstead or shop online. • The site is currently accessible by vehicles although the existing access in not suitable for residential development on the site and the proximity of the dwellings along Stone Cottage meant that adapting the existing access is unachievable. However, a new vehicle access through the new residential development along Sackville Lane could be possible. • The site is accessible to pedestrians and there is a footpath through the new residential development along Sackville Lane connecting the site to Hartfield and bus stops further southeast along Castlefields which would provide some limited sustainable transport access to services and facilities further afield. • Therefore, the impact on this SA Objective is considered to be minor negative.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is in Hartfield (St Mary The Virgin C of E Aided Primary School). Further primary and secondary education is available in Crowborough and there is a school bus service Mon – Fri to/from Hailsham. • 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				SHELAA Ref: 709/2080 SITE: Land at Old Crown Farm, Edenbridge Road, Hartfield
		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.

SUMMARY OF RESULTS:	SHELAA Ref: 709/2080 SITE: Land at Old Crown Farm, Edenbridge Road, Hartfield																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. 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	The site is on the edge of Harfield, a sustainable settlement according to the settlement hierarchy and benefits from close proximity to existing services and amenities within the settlement. The southern part of the site lies within the proposed settlement boundary for Hartfield, therefore, it conforms with the overall strategy for development within Wealden. The southern northern part of the site is more prominent within the landscape and lies outside the proposed settlement boundary.

	Major positive effects: SO3 Flood Risk The site is in Flood Zone 1 and there is not risk of surface water or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. **Minor positive effects: SO14 Housing** The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution, SO9 Biodiversity, SO10 Landscape & Townscape, SO11 Historic & Cultural Heritage, SO15 Health & Wellbeing and SO19 Town & Village Centres** All development will result in an increase in greenhouse gas emissions and waste production, particularly with the to the lack of public bus services resulting in a reliance on private motor vehicles, although the application of Local Plan policies should mitigate any negative impacts. Additionally, there is potential for development of the site harm the landscape in the High Weald National Landscape and Western Ouse Streams and Ashdown Forest Biodiversity Opportunity Area, partially the considering the sites position as agricultural land and within close proximity Hartfield Conservation Area and on the edge of an area of archaeological interest. **No significant effect: SO18 Economy & Employment and SO20 Education & Skills** The scale of proposed development and the site's location mean no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 12 (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 6 (net) dwellings in the southern part of the site and has been proposed for allocation on this basis. The southern part of the site is well enclosed within the surrounding landscape and would relate well to existing development located to the south of the site. The site benefits from close proximity to the services and amenities located within Hartfield, which is classified as a sustainable settlement. The development of the site would be required to carefully consider the Conservation Area to the east and the landscape setting of the High Weald National Landscape. Application of relevant policies in the Plan will ensure that mitigation measures are employed to address issues such biodiversity and the impact on the landscape/townscape in terms of layout and design. The northern part of the site is not allocated for development as this is more visually prominent within the landscape and development would not relate well to the existing form of the settlement.

SHELAA Ref: 762/2080 **SITE:** Land adjoining Hartfield Surgery, Old Crown Farm, Edenbridge Road, Hartfield

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 762/2080 SITE: Land adjoining Hartfield Surgery, Old Crown Farm, Edenbridge Road, Hartfield
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently agricultural land (greenfield) • The site is 1.06 ha in size and proposed for 10 (net) dwellings by the applicant. • The site is to the west of Sackville Lane with site forming part of the rural fringe to the north of the village, with linear housing to the south and east. • 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. • Hartfield is classed as a sustainable development within the settlement hierarchy and has limited or basic services and facilities and so any development is likely to result in an increase in car use to reach Crowborough, Tunbridge Wells or East Grinstead, increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• Developing this site will introduce hard standing and structures on Greenfield land, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 762/2080 SITE: Land adjoining Hartfield Surgery, Old Crown Farm, Edenbridge Road, Hartfield
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site is in 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 outside of an area of groundwater concern and therefore 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, surface or groundwater 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 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. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or within close proximity. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 762/2080 SITE: Land adjoining Hartfield Surgery, Old Crown Farm, Edenbridge Road, Hartfield
		S	M	L	Overall	Commentary
						• Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is greenfield agricultural land but has not been classified within the Agricultural Land Classification survey. • The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO_2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area although it is considered that the impacts can be suitably mitigated. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 762/2080 SITE: Land adjoining Hartfield Surgery, Old Crown Farm, Edenbridge Road, Hartfield
		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. • Nonetheless, given the proposed use for housing in this location and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of agricultural land. The site is rural in character and setting. • Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site is located entirely within the High Weald National Landscape, additionally the site is with 7km of the Ashdown Forest SAC however, the site is within 7km of the Ashdown Forest SPA, therefore if the site were to come forward for development it would require a Habitats Regulation Assessment. • There is no ancient woodland or Priority Habitats within the site. However, the site is within the Western Ouse Streams and Ashdown Forest Biodiversity Opportunity Area. • The Greenfield nature of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows to create access), although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 762/2080 SITE: Land adjoining Hartfield Surgery, Old Crown Farm, Edenbridge Road, Hartfield
		S	M	L	Overall	Commentary
						• Due to the potential harm from development on the High Weald National Landscape and BOA, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies wholly with the High Weald National Landscape. • The site is considered to have moderate to higher sensitivity to development within the Landscape Sensitivity Assessment 2023 as it lies adjacent to the Hartfield Conservation Area and location within the High Weald landscape. • The site is relatively flat, with a partially enclosed character well screened from views from the northeast. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The impact is expected to be minor negative but could be reduced through suitable mitigation measures.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area however, the Hartfield Conservation Area is adjacent to the south of the site. Additionally, it is on the southeast portion of the archaeological interest area for Hartfield as it is a medieval and post-medieval village. Therefore, an archaeological survey will need to determine the potential harm that developing the site would have on any areas archaeological interest. • The grade II listed Old Crown Farmhouse is located to the east of the site along the B2026. • 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. • Due to the potential harm from development on the setting of the Hartfield Conservation Area, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 762/2080 SITE: Land adjoining Hartfield Surgery, Old Crown Farm, Edenbridge Road, Hartfield
		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 existing vehicular access to the Sackville Lane. Further off-site works or traffic management measures may also be required, and a full transport assessment would be needed to determine whether further development in the area would require mitigation. • There is currently pedestrian access to the site as there is pavement through the new development at Sackville Lane, although there is no existing access for cycle use. • The nearest train station is at Ashurst, approx. 2.5 miles northeast of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stop is at the Castlefields to the southeast of the site, and there is pedestrian connectivity to the bus stop. • There is a PRoW (Footpath 38, Hartfield) running east/west to the north of the site, additionally the Bridleway 37b runs along the western and southern boundaries of the site, running from the northwest to the southeast with views across the site. Therefore, development of the site would have an impact upon the setting of these PRoWs. • 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 are 'unknown.'
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, the site promoter has identified that the whole site would deliver a proposed 10 (net) dwellings. • However, due to the size of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 762/2080 SITE: Land adjoining Hartfield Surgery, Old Crown Farm, Edenbridge Road, Hartfield
		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 if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest GP is in Hartfield is on the site, whilst other health services (dentists, pharmacy) are in Forest Row, approx. 3.5 miles to the west of the site. The nearest hospital is in Crowborough, approx. 5.8 miles to the south-east. • The Hartfield clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Crowborough (Freedom Leisure Centre) these are realistically accessible by a bus service (7 services every day of the week). • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 762/2080 SITE: Land adjoining Hartfield Surgery, Old Crown Farm, Edenbridge Road, Hartfield
		S	M	L	Overall	Commentary
						• Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is on the residential fringe of Hartfield and serves as part of a buffer between the settlement and the rural landscape northwest of Hartfield. • Hartfield has limited services and facilities, and potential future residents are likely to travel to Crowborough, Tunbridge Wells and East Grinstead or shop online. • The site is currently accessible by vehicles via Sackville Lane. • The site is accessible to pedestrians and there is a footpath through the new residential development along Sackville Lane connecting the site to Hartfield and bus stops further southeast along Castlefields which would provide some limited sustainable transport access to services and facilities further afield. • Therefore, the impact on this SA Objective is considered to be minor negative.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is in Hartfield (St Mary The Virgin C of E Aided Primary School). Further primary and secondary education is available in Crowborough and there is a school bus service Mon – Fri to/from Hailsham. • 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:	SHELAA Ref: 762/2080 SITE: Land adjoining Hartfield Surgery, Old Crown Farm, Edenbridge Road, Hartfield																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. It is however within an area where there is little potential development as it within the High Weald National Landscape. 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	The site is on the edge of Harfield, a sustainable settlement according to the settlement hierarchy. The site has poor access to services and facilities and any future residents of this site would need to travel to either Crowborough and further afield, by either public transport or private car, to access these. The site lies outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden as a whole as the majority of the site is outside of the

	proposed development boundary within the High Weald National Landscape. However, the small portion of the site that comprises of the Hartfield Village Surgery and its associated carpark is within the Hartfield proposed development boundary. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is not risk of surface water or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. **Minor positive effects: SO14 Housing** The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution, SO9 Biodiversity, SO10 Landscape & Townscape, SO11 Historic & Cultural Heritage, SO15 Health & Wellbeing and SO19 Town & Village Centres** All development will result in an increase in greenhouse gas emissions and waste production, particularly with the to the lack of public bus services resulting in a reliance on private motor vehicles, although the application of Local Plan policies should mitigate any negative impacts. Additionally, there is potential for development of the site harm the landscape in the High Weald National Landscape and Western Ouse Streams and Ashdown Forest Biodiversity Opportunity Area, partially the considering the sites position as agricultural land and within close proximity Hartfield Conservation Area and on the edge of an area of archaeological interest. Furthermore, the lack of health services and facilities within Hartfield, together with the clinical area working at 86% of existing capacity, and the accessibility issues with reaching services in Crowborough or Forest Row means it is likely that there will be minor negative effects for Health and Wellbeing. **No significant effect: SO18 Economy & Employment and SO20 Education & Skills** The scale of proposed development and the site's location mean no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation because development here would have a significant adverse effect on the established settlement character of Hartfield, the River Uck and Western Ouse Streams and Ashdown Forest Biodiversity Opportunity Area and the landscape of the High Weald National Landscape. Additionally, the poor public transport services for Hartfield will require the use of private motor vehicles to access services and facilities due to the limited availability of these within the village. The site would not be suitable for housing development, as it would be out of scale and character with the village and the openness of the southern field of the site means that any impact development would have on the wider landscape could not be suitably mitigated. The development of the site would require to taking into consideration the setting of the Public Right of Ways

	along the southern and western boundaries of the site and to the north, as well as the setting of the Hartfield Conservation Area which abuts the site and the grade II listed Old Crown Farmhouse to the east of the site.