Appendix A11n Parish: Heathfield

SHELAA Ref: 017/1210 **SITE:** Field to the East of Burnetts Farm, Firgrove Road

SUSTAINABILITY OBJECTIVE		Effects				Site No: 017/1210 Name: Field to the east of Burnetts Farm, Firgrove Road, TN21 0SR
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of residential and agricultural land/pasture. • The site is 1.78ha in size and proposed for residential development of 40 (net) dwellings by the applicant. • The site is located within the settlement of Cross in Hand to the west of Heathfield. Cross in Hand is classed as a sustainable settlement within the settlement hierarchy primarily as it has very good access via public transport (bus services) to Heathfield (approx. a 7-minute journey with services every hour). • The village is residential in nature, but has a number of shops providing local services in addition to commercial premises orientated towards the A267 for trade. • The nearest bus stop is at the junction for Lewes Road and Fir Grove Road in Cross in Hand adjacent to the north of the site and there is pedestrian connectivity from the site to the bus stop. • The bus stop is approx. 75m from the existing access to the site. • Journey time via bus to Heathfield is approx. 5-minutes. • There is no train station at Cross in Hand, the closest being in Buxted approx. 4 miles north-west 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 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. Hailsham, Eastbourne), increasing emissions, although mitigation measures such as EV charging infrastructure could address this.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 017/1210 Name: Field to the east of Burnetts Farm, Firgrove Road, TN21 0SR
		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 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. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 017/1210 Name: Field to the east of Burnetts Farm, Firgrove Road, TN21 0SR
		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 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 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 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 017/1210 Name: Field to the east of Burnetts Farm, Firgrove Road, TN21 0SR
		S	M	L	Overall	Commentary
						• Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is located within an area considered to be somewhat 'darker' by CPREs light pollution mapping. The quantum of development proposed could introduce some degree of light pollution, however, it is considered that suitable mitigation can be implemented to reduce any impacts. • There are no sources of noise pollution affecting 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 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: 017/1210 Name: Field to the east of Burnetts Farm, Firgrove Road, TN21 0SR
		S	M	L	Overall	Commentary
						• The site is within 75m of a bus stop, which has a very frequent service to Heathfield as well as pedestrian access via existing footpaths. This provides a viable alternative mode of transport for future residents to using their car, which could help reduce 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. • However, given the scale of development proposed, a degree of car use is likely to remain with the potential to impact on air pollution. • The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. Given the sites proximity and pedestrian access to sustainable transport, minor positive effects are expected in relation to air pollution in the longer term.
SO8	GREEN & BLUE INFRASTRUCTURE					• The southern and eastern boundaries consist of hedgerows with some sparse trees throughout the site. The northern and western boundaries comprise of thick treelines with hedgerows in front. These features provide good wildlife corridors and stepping stones to the wider area to the south. • 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. • 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 that there is connectivity to the wider area to the south and the potential for development to adversely affect the trees and hedgerows, but acknowledging other Local Plan policies will help to protect these, it is considered the effect is uncertain at this time.
SO9	BIODIVERSITY					• There are no designated biodiversity sites, BOAs, Priority Habitats or irreplaceable habitats within the site or in close proximity. Development of the site is therefore unlikely to impact on any of these features. • 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: 017/1210 Name: Field to the east of Burnetts Farm, Firgrove Road, TN21 0SR
		S	M	L	Overall	Commentary
						• The established trees and hedgerows on the site boundaries make a small contribution to the site's biodiversity. Development would need to seek to retain and enhance these features for 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 site is considered to be of moderate to high sensitivity to development within the Landscape Sensitivity Assessment 2023 in part due to the wooded area to the northwest of the site and the longer views to the south of the site. • The site lies wholly within the High Weald National Landscape and is a sloping site where development would be highly visible in the open countryside located to the south of the site. Significant landscape mitigation would be required. • There are views into the site from the adjacent lane from the southwest. There are some mature trees along the frontage of the site and an Arboricultural survey would be required to determine the quality of those trees, although it is noted within the 2023 Landscape and Visual Appraisal that mature trees in the northwest of the site should be retained. • Given the lack of detail as to scheme design and any landscape mitigation, but acknowledging the site is wholly within the High Weald National Landscape and that any development would be highly visible in views to / from the south, and the potential for adverse effects without mitigation, the effect is considered to be minor negative at this time. Any development proposals would be required to meet the requirements in paragraph 177 of the NPPF.
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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 017/1210 Name: Field to the east of Burnetts Farm, Firgrove Road, TN21 0SR
		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 existing vehicle access would require widening to be suitable for further intensification, this would result in the removal of a substantial number of trees along the frontage of the site to provide suitable visibility splays. • Due to the narrow nature of Fir Grove Road, parking limitations would be needed within the vicinity of the access, especially towards the Lewes Road junction to the north, to provide a suitable passing area for vehicles, and safe location to cross to the footpath on the opposite side of Fir Grove Road • The site can be accessed via the existing footpath along Fir Grove Road, although this is on the opposite side to the site. There are footpaths on both sides of Lewes Road to the north. • The nearest bus stop lies 75m to the north of the site, and there is pedestrian access via existing footpaths along Fir Grove Road and Lewes Road. • Bus services to Heathfield and its amenities run very frequently, with a journey time of approx. 7-minutes. • The train station at Uckfield can be reached via the bus service, and this takes approx. 20-minutes from the bus stop on Fir Grove Road. • 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 minor positive given the proximity of the site to the bus stop and the existing pedestrian access, albeit on the opposite side of

SUSTAINABILITY OBJECTIVE		Effects				Site No: 017/1210 Name: Field to the east of Burnetts Farm, Firgrove Road, TN21 0SR
		S	M	L	Overall	Commentary
						the road to the site, as well as the short journey times to Heathfield services and facilities by bus.
SO14	HOUSING					• The site is proposing 40 (net) dwellings which will make a contribution to meeting the district's housing need within 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 site will require a Health Impact Assessment as part of any development as it is proposed for more than 10 (net) dwellings. • The nearest health services are at the Firs Surgery, approx. 0.8 miles (a 16-minute walk or 7-minute bus journey) from the site. The bus service runs hourly. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Cross in Hand or Heathfield. The development of this site may have some impact on GP capacity. • The Wealden Open Space Study 2022 concludes that there is a deficit in parks and gardens, amenity greenspace and play provision within Heathfield & Waldron Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls i.e. provide play equipment at sites and ensure the high quality of Heathfield Recreation Ground. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is small shortfall in 3G pitch provision in the Heathfield and Rural South area and an overall insufficient supply of rugby pitches. • The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. • The site is not proposing improvements to sport and recreation provision or to health service provision.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 017/1210 Name: Field to the east of Burnetts Farm, Firgrove Road, TN21 0SR
		S	M	L	Overall	Commentary
						• Given that the site is in close proximity of health services and that the scale of development is likely to mean some degree of contributions towards and health and wellbeing improvements could be achieved, the effect is considered to be minor positive.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • 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 of services and facilities in Heathfield. • Given the scale of the proposed development and the sites proximity to the services and facilities in Heathfield, a minor positive effect is expected on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 017/1210 Name: Field to the east of Burnetts Farm, Firgrove Road, TN21 0SR
		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 Cross in Hand primary, approx. 1.2 miles to the east of the site with Heathfield Community College approx. 2.9 miles to the east. There is a bus service to the college with a journey time of approx. 28-minutes. • 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 longer term a development of this size may place pressure on education infrastructure and further investigation will be required. Therefore, effects are considered uncertain at this time over the longer term.

SUMMARY OF RESULTS:	Site No: 017/1210 Name: Field to the east of Burnetts Farm, Firgrove Road, TN21 0SR																			
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. Cross in Hand 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 village. 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	The site is located within Cross in Hand, which is considered a 'sustainable settlement' according to the settlement hierarchy, with access via public transport to a higher order sustainable settlement (Heathfield). The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has good access to public transport and the services and facilities in Heathfield. **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: SO7 Pollution; SO13 Travel & Accessibility; SO14 Housing; SO15 Health & Wellbeing and SO19 Town & Village Centre** The site is within 75m of a bus stop, which has a very frequent service to Heathfield as well as pedestrian access via existing footpaths. This provides a viable alternative mode of transport for future residents to using their car, which could help reduce air pollution and is positive for sustainable travel. It is acknowledged that pedestrian access would need improving and that the existing vehicle access would require widening to be suitable for further intensification but is considered achievable. The development of the site for housing will contribute to the district's housing need. However, details are lacking as to any affordable housing provision etc. The site is within easy reach via public transport of medical facilities, a recreation ground and tennis club for health and wellbeing and contributions towards any deficits are likely achievable from a scheme of this size. **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 waste production, although the application of Local Plan policies should mitigate any negative impact.

	The site is sloping in nature meaning development would be highly visible in views to / from the south. The site is also within the High Weald National Landscape Character and could adversely affect the designation. Significant landscape mitigation would be required. **No significant effect: SO11 Historic & Cultural Heritage and SO18 Economy & Employment** The type of development and the site's location means 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 40 (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 10 (net) dwellings in the northern part of the site (fronting Fir Grove Road) and has been proposed for allocation on this basis. The site is located wholly within the High Weald National Landscape and is a sloping site where development would be highly visible in the open countryside located to the south. Focusing development in the north will limit the visibility of any development but significant landscape mitigation would be required. The site is sustainably located with good access to public transport and services and facilities within Heathfield. It is also not at risk of flooding from any source.

SHELAA Ref: 149/1210 **SITE:** Land Southwest of Ghyll Road, Tilsmore, Heathfield

SUSTAINABILITY OBJECTIVE		Effects				Site No: 149/1210 Name: Land southwest of Ghyll Road, Tilsmore, Heathfield, TN21 0LU
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises three grassland fields. • The site is 4.49ha in size and proposed for residential development of 105 (net) dwellings by the applicant. • The site is located to the south and west of the built up area of Heathfield and to the south of Ghyll Road, with medium density residential development to the north-east and south-east, Jubilee Park to the north and open countryside to the south-west. The site is peripheral to Heathfield. • Heathfield 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. 220m from the nearest bus stop, which is located on Leeves Way to the east of the site. The bus stop is accessible via a footpath albeit the existing pedestrian connectivity to the bus stop is poor. • However, the bus service from this stop only operates 2 days a week (Tuesdays and Thursday) with a journey time of approx. 7-minutes. • There is no train station at Heathfield, the closest being in Uckfield approx. 8 miles west of the site. This is accessible via the bus service from Heathfield, with an hourly service and journey time of approx. 23 minutes. • The site is within a 10-minute walk of the High Street in Heathfield with its services and amenities however there are no footpaths along Tilsmore Road. Pedestrians would have to walk up Ghyll Road to Mill Road where there are 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 149/1210 Name: Land southwest of Ghyll Road, Tilsmore, Heathfield, TN21 0LU
		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. 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. • 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. • The site is outside of an area of groundwater concern and therefore not at risk of groundwater flooding.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 149/1210 Name: Land southwest of Ghyll Road, Tilsmore, Heathfield, TN21 0LU
		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 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. • 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. • Given the size of the site, it is considered there would be minor negative effects on this SA Objective. Impacts could be mitigated through good design and compliance with local plan policies.
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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 149/1210 Name: Land southwest of Ghyll Road, Tilsmore, Heathfield, TN21 0LU
		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 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. • Whilst the site is within close proximity of a bus stop, the service only operates 2 days per week and the existing pedestrian connectivity to the bus stop is poor. This would require improvements. • The site is within a 10 minute walk of Heathfield High Street via existing footpaths on Ghyll Road and Mill Road.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 149/1210 Name: Land southwest of Ghyll Road, Tilsmore, Heathfield, TN21 0LU
		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. • 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 effects are considered uncertain due to the lack of detail over whether access to and the provision of bus services can be improved.
SO8	GREEN & BLUE INFRASTRUCTURE					• The western part of the site comprises of trees, shrubs, semi-improved grassland and informal paths. There are also a few trees near the eastern border, in the gardens of the residential properties on Wayside Walk, that are covered by TPOs. • These features 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. • 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 that there is connectivity to the wider area to the south and the potential for development to adversely affect the trees shrubs, semi-improved grassland and informal paths, but acknowledging other Local Plan policies will help to protect these, it is considered the effect is uncertain at this time.
SO9	BIODIVERSITY					• There are no designated biodiversity sites, BOAs, Priority Habitats or irreplaceable habitats within or adjacent to the site. Development of the site is therefore unlikely to impact on any of these features. • 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: 149/1210 Name: Land southwest of Ghyll Road, Tilsmore, Heathfield, TN21 0LU
		S	M	L	Overall	Commentary
						• The trees, shrubs and semi-improved grassland make a significant contribution to the site's biodiversity. Development is likely to involve the loss of these features, wholly or in part, although it is acknowledged BNG would need to provided. • The effect on this SA Objective is considered to be minor negative.
SO10	LANDSCAPE & TOWNSCAPE					• The site is considered to be of moderate to high sensitivity to development in the Landscape Sensitivity Assessment 2023 as the rear (western part) of the site is very attractive comprising trees, shrubs, semi-improved grassland and informal paths and is considered to be of moderate to high biodiversity value. • Additionally, there are some long distant views in certain locations within the site towards the wider High Weald NL. • Development in the western part of the site would likely have an adverse impact on the wider landscape. • The site is wholly within the High Weald NL and development of the scale proposed would likely have an adverse impact on the designated landscape. • Given the lack of detail as to scheme design and any landscape mitigation, but acknowledging the site is wholly within the High Weald National Landscape and that any development in the western part of the site would adversely affect biodiversity and the wider landscape, the effect is considered to be minor negative at this time. Any development proposals would be required to meet the requirements in paragraph 177 of the NPPF.
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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 149/1210 Name: Land southwest of Ghyll Road, Tilsmore, Heathfield, TN21 0LU
		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 existing access in the southern corner of the site is unsuitable for the provision of a vehicle access due its location on a bend along Pook Reek Lane with poor visibility in either direction. Additionally, these western fields comprising of trees, shrubs, semi-improved grassland and informal paths, and therefore not suitable for development. • However, the potential exists for a new vehicle access from Ghyll Road. Further off-site works would be required to alter the existing, or introduce new, traffic calming measures along Ghyll Road and potentially improve capacity at other local junctions. • Pedestrian connectivity to the bus stop would also require significant improvement. • The site is within a 10-minute walk via existing footpaths along Ghyll Road and Mill Road to Heathfield High Street. • Given the current lack of appropriate pedestrian access to public transport but acknowledging the site is within a short walk of the High Street in Heathfield, the effects on this SA Objective are considered to be uncertain at this time. Improvements may be possible as part of development.
SO14	HOUSING					• The site is proposing 105 (net) dwellings which will make a significant contribution to meeting the district's housing need within a sustainable location. • There are no details as to the type and tenure mix of housing though. However, given the scale of proposed development, significant provision should be achievable via S106 agreements. • The impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as part of any development as it is proposed for more than 10 (net) dwellings.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 149/1210 Name: Land southwest of Ghyll Road, Tilsmore, Heathfield, TN21 0LU
		S	M	L	Overall	Commentary
						• The nearest health services are at Heathfield Surgery in the High Street, approx. 0.4 miles (a 8-minute walk) from the site via Ghyll Road and Mill Road. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Cross in Hand or Heathfield. The development of this site may have some impact on GP capacity. • The Wealden Open Space Study 2022 concludes that there is a deficit in parks and gardens, amenity greenspace and play provision within Heathfield & Waldron Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls i.e. provide play equipment at sites and ensure the high quality of Heathfield Recreation Ground. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is small shortfall in 3G pitch provision in the Heathfield and Rural South area and an overall insufficient supply of rugby pitches. • The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. • The site is not proposing improvements to sport and recreation provision or to health service provision. • Given that the site is in close proximity of health services and that the scale of development is likely to mean some form of contributions towards and health and wellbeing improvements could be achieved, the effect is considered to be major positive.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 149/1210 Name: Land southwest of Ghyll Road, Tilsmore, Heathfield, TN21 0LU
		S	M	L	Overall	Commentary
						• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of 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 Heathfield. • Given the scale of the proposed development and the sites proximity to the services and facilities in Heathfield, but acknowledging that improvements in pedestrian connectivity to the bus stop are required, a minor positive effect is expected on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary is Cross in Hand primary, approx. 0.2 miles (a 4-minute walk via Ghyll Road) to the north-east of the site. Heathfield Community College is approx. 1.9 miles to the east. There is a bus service to the college with a journey time of approx. 30-minutes from Heathfield High Street. • 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 longer term a development of this size may place

SUSTAINABILITY OBJECTIVE		Effects				Site No: 149/1210 Name: Land southwest of Ghyll Road, Tilsmore, Heathfield, TN21 0LU
		S	M	L	Overall	Commentary
						pressure on education infrastructure and further investigation will be required. Therefore, effects are considered uncertain at this time over the longer term.

SUMMARY OF RESULTS:	Site No: 149/1210	Name: Land southwest of Ghyll Road, Tilsmore, Heathfield, TN21 0LU																		
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. Heathfield 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	The site is located on the edge of Heathfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The eastern part of the site lies within proposed development boundary for Heathfield, the western part of the site lies adjacent. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has access to the services and facilities in Heathfield on foot and via public transport. **Major positive effects: SO3 Flood Risk; SO14 Housing and SO15 Health & Wellbeing** 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. The development of the site for housing will significantly contribute to the district's housing need however details are lacking as to any affordable housing provision, although the proposed quantum of development would make this highly likely. The site is in close proximity of health services and the scale of development is likely to mean some form of contributions towards and health and wellbeing improvements can be achieved. **Minor positive effects: SO19 Town & Village Centre** The scale of the proposed development and the sites proximity to Heathfield will place future residents within easy reach of the town's services and facilities, albeit pedestrian connectivity to the bus stop nearby is required. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO4 Water resources/Quality; SO6 Waste; SO9 Biodiversity and SO10 Landscape & Townscape** 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 district is an area of serious water stress and whilst water efficiency measures should help to mitigate some impacts, the proposed scale of development will still place significant pressure on water resources and wastewater infrastructure. The western part of the site comprises trees, shrubs and semi-improved grassland and is considered to be of moderate to high biodiversity value. Notwithstanding BNG provisions, there will still be a residual adverse impact through site clearance. Given the lack of detail as to scheme design and any landscape mitigation, but acknowledging the site is wholly within the High Weald National Landscape and that any development in the western part of the site would adversely affect biodiversity and the wider landscape, negative effects are expected. **No significant effect: SO11 Historic & Cultural Heritage and SO18 Economy & Employment** The type of proposed development and the site's location means 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 105 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 35 (net) dwellings in the eastern part of the site and has been proposed for allocation on this basis. The Landscape Sensitivity Assessment 2023 concluded that if development was to come forward, it should be at the eastern most field that sits along Ghyll Road and better relates with the existing settlement edge. The rear (western part) of the site is very attractive comprising trees, shrubs, semi-improved grassland and informal paths and is considered to be of moderate to high biodiversity value. Any development of this site will need to take into account its High Weald NL location, as well as seek to protect and enhance the sites biodiversity value include appropriate surveys and mitigation as appropriate. Given the site's location within the High Weald NL, any development proposals would be required to meet the requirements of paragraph 177 of the NPPF. Further off-site works would be required to alter the existing, or introduce new, traffic calming measures along Ghyll Road and potentially improve capacity at other local junctions as well as improve pedestrian connectivity to bus stops.

SHELAA Ref: 260/1210

SITE: Land South of Burwash Road and East of Tower Street, Heathfield

SUSTAINABILITY OBJECTIVE		Effects				Site No: 260/1210 Name: Land south of Burwash Road and east of Tower Street, Heathfield, TN21 8QK
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises agricultural land and a paddock. • The site is 0.72ha in size and proposed for residential development of 25 (net) dwellings by the applicant. • The site is located on the eastern periphery of Heathfield within the proposed development boundary. • The nearest bus stop is 150m (less than a 5-minute walk) to the north-west of the site, on the A265 by the junction between the A265 and Marklye Lane. There are several bus stops within close proximity of the site on the A265, offering services to Heathfield High Street (4-minutes) as well as further afield (Eastbourne, Tunbridge Wells, Horam and Polegate). • There is good pedestrian access to the bus stops via footpaths along the A265. • The site complies with the overall spatial strategy for the district as it is within a sustainable settlement with good access to sustainable modes of transport. • There is no train station at Heathfield, the closest being in Uckfield approx. 8 miles west of the site. This is accessible via the bus service from Heathfield, with an hourly service and journey time of approx. 23 minutes. • The site is within a 13-minute walk of Heathfield High Street via existing footpaths along the A265. • 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: 260/1210 Name: Land south of Burwash Road and east of Tower Street, Heathfield, TN21 8QK
		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.
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. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 260/1210 Name: Land south of Burwash Road and east of Tower Street, Heathfield, TN21 8QK
		S	M	L	Overall	Commentary
						• 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 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 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 260/1210 Name: Land south of Burwash Road and east of Tower Street, Heathfield, TN21 8QK
		S	M	L	Overall	Commentary
						• Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • The proposed development equates to an approx. development density of 40dph which is considered appropriate for this site. • 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 lies within an area of the district considered to be somewhat 'darker' by CPRE's light pollution mapping, however its proximity to existing development means there is a degree of brightness as well. • The quantum of development proposed is unlikely to add significant light pollution to the area and it is considered that suitable mitigation could be provided. • There are no sources of noise pollution affecting 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 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: 260/1210 Name: Land south of Burwash Road and east of Tower Street, Heathfield, TN21 8QK
		S	M	L	Overall	Commentary
						• The site is within short walking distance of several bus stops offering regular services to Heathfield High Street and beyond (Eastbourne, Polegate, Tunbridge Wells) and these are accessible via existing footpaths along the A265. This provides a viable alternative mode of transport for future residents to using their car, which could help reduce 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. • term as a result of increases in air pollution from construction. Given the sites proximity and pedestrian access to sustainable transport, minor positive effects are expected in relation to air pollution in the longer term.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is not proposing any green or blue infrastructure. • The northern boundary along the A265 consists of a hedgerow, and trees (some mature) line the east and southwest boundary of the site. These features provide good wildlife corridors and stepping stones to the wider area to the south. • 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. • 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 size of the proposed development and the potential to mitigate any impacts on the existing vegetation on the site boundaries, no significant effects are expected on this SA Objective.
SO9	BIODIVERSITY					• There are no designated sites within the site however Heathfield Park SSSI lies to the south-east. However, development of the scale proposed is unlikely to impact the SSSI. • There are no Priority Habitats or irreplaceable habitats within the site, Heathfield Park SSSI comprises ancient woodland and Priority Habitat Deciduous woodland. However, development of the scale proposed is unlikely to impact the woodland.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 260/1210 Name: Land south of Burwash Road and east of Tower Street, Heathfield, TN21 8QK
		S	M	L	Overall	Commentary
						• The site is wholly within the Pevensey, Rother and Cuckmere Watershed BOA and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the BOA. • Development would need to carefully consider the priorities and objectives of the BOA and ensure mitigation measures are implemented to avoid any harm and to enhance habitats where possible. • The trees and hedgerows on the site boundaries contribute to the biodiversity of the site and provide connectivity to the wider area. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries as they are likely to have biodiversity value. • Other policies within the Local Plan will address matters of the retention, protection and creation biodiversity, including the need to provide at least 20% BNG and any development will need to be in compliance with the relevant 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.
SO10	LANDSCAPE & TOWNSCAPE					• The site lies wholly within the High Weald National Landscape. • The site is considered to have moderate to high sensitivity to development within the Landscape Sensitivity Assessment 2023 due to its location within a prominent position wholly within the High Weald National Landscape. • The site is however well enclosed by boundary vegetation and there would likely be limited landscape impact from development, provided the boundary vegetation is retained and protected and additional structural planting would be needed to help reinforce the character and appearance of the High Weald National landscape. • Development would however result in the loss of land within the High Weald National Landscape. • Development of the site would result in an impact on the High Weald National Landscape as it would involve the loss of a piece of land within the designated landscape. However, it is acknowledged that the site is well enclosed within the landscape and that landscape

SUSTAINABILITY OBJECTIVE		Effects				Site No: 260/1210 Name: Land south of Burwash Road and east of Tower Street, Heathfield, TN21 8QK
		S	M	L	Overall	Commentary
						mitigation is likely possible to lessen any negative effects. Therefore, minor negative effects are expected on this SA Objective without mitigation.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. However, the Old Half Moon is a grade II listed building to the southeast of the site and the grade II listed Heathfield Park and Gardens is to the south of the site. • Additionally, the Northdown medieval and post medieval area of archaeological interest is on the opposite side of the A265 to the north. • Development of the scale proposed could impact on the Old Half Moon Pub, however it is likely that suitable mitigation through careful design and layout can be achieved. • Given the scale of the development proposed and acknowledging the lack of a detailed scheme at this time, the impacts on this SA Objective are considered to be 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 has an existing vehicle access onto the A265 to the north of the site, however this would need to be widened for further intensification of the site. • The site is within a 5-minute walk of several bus stops offering regular and frequent services into Heathfield High Street (4-minute journey time), Uckfield (26-minute journey time) and Hailsham (31-minute journey time). Tunbridge Wells can also be reached by bus in approx. 50-mins. • This provides sustainable modes of transport to services and facilities and will help reduce the need to travel by car, although car travel will likely remain. • The capacity of the existing transport infrastructure is sufficient to accommodate the scale of development proposed.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 260/1210 Name: Land south of Burwash Road and east of Tower Street, Heathfield, TN21 8QK
		S	M	L	Overall	Commentary
						• The site is also within a 13-minute walk of Heathfield High Street via existing footpaths along the A265. There is on dedicated cycle infrastructure, however. • The site will have no impact on any PRoW. • Given the sites proximity to very good public transport services and the short walking distance to the High Street services and facilities in Heathfield, major positive effects are expected on this SA Objective.
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 (Heathfield) in line with the Spatial Strategy. • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter. • Given the proposed quantum of housing, 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 Heathfield Surgery in the High Street, approx. 0.7 miles from the site and a 14-minute walk or 5-minute bus journey. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Heathfield. 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 a deficit in parks and gardens, amenity greenspace and play provision within Heathfield & Waldron Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls i.e. provide play equipment at sites and ensure the high quality of Heathfield Recreation Ground. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is small shortfall in 3G pitch provision in the Heathfield and Rural South area and an overall insufficient supply of rugby pitches.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 260/1210 Name: Land south of Burwash Road and east of Tower Street, Heathfield, TN21 8QK
		S	M	L	Overall	Commentary
						• The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. • The site is not proposing 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. • Given the scale of proposed development, it is considered there will be no significant impact on this SA Objective.
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 affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 260/1210 Name: Land south of Burwash Road and east of Tower Street, Heathfield, TN21 8QK
		S	M	L	Overall	Commentary
						• The site is close to services and facilities within Heathfield and has access to a frequent bus service to the High Street with short journey times. The site is also within a short walking distance of the High Street services and facilities. • Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Heathfield, this will help support the vitality and viability of the services within Heathfield. • Minor positive effects are expected on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary is Cross in Hand primary, approx. 1 mile west of the site and accessible on foot (22-minute walk) or by bus (13-minute journey with some walking). Heathfield Community College is approx. 0.9 miles to the south-east. There is a bus service to the college with a journey time of approx. 14-minutes. • 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 given the proposed quantum of development.

SUMMARY OF RESULTS:	Site No: 260/1210	Name: Land south of Burwash Road and east of Tower Street, Heathfield, TN21 8QK																		
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	Heathfield 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	The site is located on the edge of Heathfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Heathfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has good access to public transport and the services and facilities in Heathfield. The site is currently subject to an ongoing full planning application for 23 (net) dwellings under planning reference WD/2022/1181/MAJ. **Major positive effects: SO3 Flood Risk and SO13 Travel & Accessibility** 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. The is within close proximity of several bus stops on the A265 and these are accessible via existing footpaths. The bus service is frequent and journey time to Heathfield High Street is approx. 4 mins. The train station at Uckfield is also accessible by bus with a journey time of approx. 27 mins and an hourly service. The site is also within walking distance (13-minutes) of Heathfield High Street via good footpaths along the A265. **Minor positive effects: SO14 Housing; SO7 Pollution and SO19 Town & Village Centre** 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. The scale of development and its location, together with mitigation, will ensure light pollution is avoided. The sites location close to good public transport and a short walk to Heathfield High Street will help reduce air pollution by reducing car use from the site. Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Heathfield, this will help support the vitality and viability of the services within Heathfield. **Major negative effects:** None

	Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO9 Biodiversity and SO10 Landscape & Townscape All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. The site is wholly within the Pevensey, Rother and Cuckmere Watershed BOA and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the BOA and whilst development will be required to provide at least 20% BNG it is not clear whether this could be accommodated on site or mitigate for the harm likely to be caused to the BOA. The site is wholly within the High Weald National Landscape and has moderate to high sensitivity to development as a result of this and due to its location within a prominent position. The site boundary vegetation will need to be retained and protected and additional structural planting would be needed to help reinforce the character and appearance of the High Weald National landscape. Development would however result in the loss of land within the High Weald National Landscape. **No significant effect: SO8 Green and Blue Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO18 Economy & Employment and SO20 Education & Skills** The scale and type of proposed development and the site's location means 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 25 (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 and has been proposed for allocation on this basis. The site previously gained full planning permission for 20 (net) dwellings under planning reference WD/2016/2064/MEA, although this has now lapsed. As the site is located within the High Weald National Landscape, great care would be required with design, and mitigation likely to be needed, although this was demonstrated in the above approved planning permission. Any development would need to meet the requirements under paragraph 177 of the NPPF. This site has good hedge and tree enclosure, and development should not have an adverse impact on the wider landscape due to the site's location and topography. The site is subject to a further ongoing full planning application for 23 (net) dwellings under planning reference WD/2022/1181/MAJ. The setting of the Grade II listed Old Half Moon pub to the southeast of the site will need to be considered as part of any development scheme.

SHELAA Ref: 275/1210 **SITE:** Parklands, Burwash Road, Heathfield

SUSTAINABILITY OBJECTIVE		Effects				Site No: 275/1210 Name: Parklands, Burwash Road, Heathfield, TN21 8QX
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a dwelling with residential curtilage and agricultural land. • The site is 0.8ha in size and proposed for residential development although the quantum has not been provided by the applicant. • The site is located to the east of Heathfield, adjacent to the proposed development boundary. • The site is within a 5-minute walk of several bus stops offering regular and frequent services into Heathfield High Street (4-minute journey time), Uckfield (26-minute journey time) and Hailsham (31-minute journey time). Tunbridge Wells can also be reached by bus in approx. 50-mins. • However, the provision of a pedestrian connection to the site and the A265 requires the permission to cross the third-party land between the A265 and the site (Site 260/1210 • There is good pedestrian access to the bus stops via footpaths along the A265. • The site complies with the overall spatial strategy for the district as it is adjacent to a sustainable settlement with access to sustainable modes of transport. • There is no train station at Heathfield, the closest being in Uckfield approx. 8 miles west of the site. This is accessible via the bus service from Heathfield, with an hourly service and journey time of approx. 23 minutes. • The site is within a 13-minute walk of Heathfield High Street via existing footpaths along the A265. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 275/1210 Name: Parklands, Burwash Road, Heathfield, TN21 8QX
		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.
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 associated with the pond on site, however this risk could be suitably mitigated. • The site is predominantly greenfield and development would introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is a small risk of surface water flooding associated with the pond on site, however this risk could be suitably mitigated. • 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 or groundwater flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA

SUSTAINABILITY OBJECTIVE		Effects				Site No: 275/1210 Name: Parklands, Burwash Road, Heathfield, TN21 8QX
		S	M	L	Overall	Commentary
						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 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 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 predominantly 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: 275/1210 Name: Parklands, Burwash Road, Heathfield, TN21 8QX
		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 lies within an area of the district considered to be somewhat 'darker' by CPRE's light pollution mapping, however its proximity to existing development means there is a degree of brightness as well. • The quantum of development proposed is unlikely to add significant light pollution to the area and it is considered that suitable mitigation could be provided. • There are no sources of noise pollution affecting 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 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 short walking distance of several bus stops offering regular services to Heathfield High Street and beyond (Uckfield, Eastbourne, Polegate, Tunbridge Wells) and these are accessible via existing footpaths along the A265.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 275/1210 Name: Parklands, Burwash Road, Heathfield, TN21 8QX
		S	M	L	Overall	Commentary
						• This provides a viable alternative mode of transport for future residents to using their car, which could help reduce 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. • term as a result of increases in air pollution from construction. Given the sites proximity and pedestrian access to sustainable transport, minor positive effects are expected in relation to air pollution in the longer term.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is not proposing any green or blue infrastructure. • There are a few trees within the site separating the garden from the rest of the curtilage and the site boundaries to the south, east and west consist of tree lines (some mature). These features provide good wildlife corridors and stepping stones to the wider area to the south. • 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. • 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 size of the proposed development and the potential to mitigate any impacts on the existing vegetation on the site boundaries, no significant effects are expected on this SA Objective.
SO9	BIODIVERSITY					• There are no designated sites within the site however Heathfield Park SSSI lies approx. 250m to the southwest. However, development of the scale proposed in this location is unlikely to impact the SSSI, as it is on the opposite side of the A265. • There are no Priority Habitats or irreplaceable habitats within the site, however Heathfield Park ancient woodland and Priority Habitat Deciduous woodland adjoins the sites southern boundary. A suitable and appropriate buffer along this boundary would be required to protect the woodland from the impacts of development on the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 275/1210 Name: Parklands, Burwash Road, Heathfield, TN21 8QX
		S	M	L	Overall	Commentary
						• The site is wholly within the Pevensey, Rother and Cuckmere Watershed BOA and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the BOA. • Development would need to carefully consider the priorities and objectives of the BOA and ensure mitigation measures are implemented to avoid any harm and to enhance habitats where possible. • The trees and hedgerows on the site boundaries contribute to the biodiversity of the site and provide connectivity to the wider area. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries as they are likely to have biodiversity value. • Other policies within the Local Plan will address matters of the retention, protection and creation biodiversity, including the need to provide at least 20% BNG and any development will need to be in compliance with the relevant 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.
SO10	LANDSCAPE & TOWNSCAPE					• The site lies wholly within the High Weald National Landscape. • The site is considered to have moderate to high sensitivity to development within the Landscape Sensitivity Assessment 2023 due to its location within a prominent position wholly within the High Weald National Landscape. • The site is however well enclosed by boundary vegetation and there would likely be limited landscape impact from development, provided the boundary vegetation is retained and protected and additional structural planting would be needed to help reinforce the character and appearance of the High Weald National landscape. • Development of the site would result in an impact on the High Weald National Landscape as it would involve the loss of a piece of land within the designated landscape. However, it is acknowledged that the site is well enclosed within the landscape and that landscape mitigation is likely possible to lessen any negative effects. Therefore, minor negative effects are expected on this SA Objective without mitigation.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 275/1210 Name: Parklands, Burwash Road, Heathfield, TN21 8QX
		S	M	L	Overall	Commentary
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. However, the Old Half Moon is a grade II listed building to the east of the site and the grade II listed Heathfield Park and Gardens is to the south of the site. • The site has a more open boundary with the Old Half Moon therefore the setting of this listed building would likely be harmed through new residential development in this location, particularly at its eastern edge. • It is considered that the impact on this heritage asset is not likely to be overcome given the inter-visibility between the heritage asset and the site. • Additionally, the Northdown medieval and post medieval area of archaeological interest is on the opposite side of the A265 to the north. • Given that it is considered the impact on the Old Half Moon cannot be suitably mitigated, major 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. • 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 has existing access on to the A265 however this is via third party land and would require widening to accommodate an intensification in development on the site. • The site is within a 5-minute walk of several bus stops offering regular and frequent services into Heathfield High Street (4-minute journey time), Uckfield (26-minute journey time) and Hailsham (31-minute journey time). Tunbridge Wells can also be reached by bus in approx. 50-mins. • This provides sustainable modes of transport to services and facilities and will help reduce the need to travel by car, although car travel will likely remain. • The site is also within a 13-minute walk of Heathfield High Street via existing footpaths along the A265.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 275/1210 Name: Parklands, Burwash Road, Heathfield, TN21 8QX
		S	M	L	Overall	Commentary
						• However, the provision of a pedestrian connection to the site and the A265 requires the permission to cross the third-party land between the A265 and the site (Site 260/1210). • The capacity of the existing transport infrastructure is sufficient to accommodate the scale of development proposed. • There is on dedicated cycle infrastructure, however. • The site will have no impact on any PRoW. • Given that the provision of a pedestrian connection to the site and the A265 requires the permission to cross the third-party land between the A265 and the site (Site 260/1210), the effects are considered to be uncertain at this time, although existing vehicular access is via this third-party land.
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 (Heathfield) in line with the Spatial Strategy. • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter. • Given the proposed quantum of housing, 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 Heathfield Surgery in the High Street, approx. 0.7 miles from the site and a 14-minute walk or 5-minute bus journey. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Heathfield. 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 a deficit in parks and gardens, amenity greenspace and play provision within Heathfield & Waldron Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities

SUSTAINABILITY OBJECTIVE		Effects				Site No: 275/1210 Name: Parklands, Burwash Road, Heathfield, TN21 8QX
		S	M	L	Overall	Commentary
						for new provision to focus on existing quantity shortfalls i.e. provide play equipment at sites and ensure the high quality of Heathfield Recreation Ground. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is small shortfall in 3G pitch provision in the Heathfield and Rural South area and an overall insufficient supply of rugby pitches. • The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. • The site is not proposing 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. • Given the scale of proposed development, it is considered there will be no significant impact on this SA Objective.
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 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: 275/1210 Name: Parklands, Burwash Road, Heathfield, TN21 8QX
		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 Heathfield and has access to a frequent bus service to the High Street with short journey times. The site is also within a short walking distance of the High Street services and facilities. • Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Heathfield (provided pedestrian connectivity between the site and the A265 can be achieved), this will help support the vitality and viability of the services within Heathfield. • Minor positive effects are expected on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary is Cross in Hand primary, approx. 1 mile west of the site and accessible on foot (22-minute walk) or by bus (13-minute journey with some walking). Heathfield Community College is approx. 0.9 miles to the south-east. There is a bus service to the college with a journey time of approx. 14-minutes. • 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 given the proposed quantum of development.

SUMMARY OF RESULTS:	Site No: 275/1210 Name: Parklands, Burwash Road, Heathfield, TN21 8QX																			
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	Heathfield 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	The site is located on the edge of Heathfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Heathfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has access to public transport and the services and facilities in Heathfield, provided pedestrian connectivity between the site and the A265 can be achieved. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there only a small risk of surface water which can be suitably mitigated. There is no risk of groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. **Minor positive effects: SO7 Pollution; SO14 Housing and SO19 Town & Village Centre** 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. The scale of development and its location, together with mitigation, will ensure light pollution is avoided. The sites location close to good public transport and a short walk to Heathfield High Street will help reduce air pollution by reducing car use from the site. Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Heathfield (provided pedestrian connectivity between the site and the A265 can be achieved), this will help support the vitality and viability of the services within Heathfield. **Major negative effects: SO11 Historic & Cultural Heritage** The site has a more open boundary with the Old Half Moon therefore the setting of this listed building would likely be harmed through new residential development in this location, particularly at its eastern edge and it is considered that the impact on this heritage asset is not likely to be overcome given the inter-visibility between the heritage asset and the site.

	Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO9 Biodiversity and SO10 Landscape & Townscape All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. The site is wholly within the Pevensey, Rother and Cuckmere Watershed BOA and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the BOA and whilst development will be required to provide at least 20% BNG it is not clear whether this could be accommodated on site or mitigate for the harm likely to be caused to the BOA. The site is wholly within the High Weald National Landscape and has moderate to high sensitivity to development as a result of this and due to its location within a prominent position. The site boundary vegetation will need to be retained and protected and additional structural planting would be needed to help reinforce the character and appearance of the High Weald National landscape. Development would however result in the loss of land within the High Weald National Landscape. **No significant effect: SO8 Green and Blue Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO18 Economy & Employment and SO20 Education & Skills** The scale and type of proposed development and the site's location means 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. In isolation, this site does not have an existing vehicular/pedestrian access. However, there is a completed development of 4 (net) dwellings on a site to the west (under planning reference WD/2018/2625/F), which does provide the opportunity to secure a vehicular access to this site via a comprehensive scheme, particularly if the SHELAA site submitted to the north was also brought forward (reference 260/1210). This is however not confirmed as being possible at this time. In addition, it is considered that the impact of development on the setting of the Grade II listed Old Half Moon pub cannot be satisfactorily mitigated and development would have a significant adverse effect on the building. The site was subject to an ongoing full application for 11 (net) dwellings under planning reference WD/2022/1135/MAJ, but this was withdrawn by the applicant in May 2023. The site is now subject to an ongoing application for 4 (net) dwellings under planning reference WD/2023/1594/F.

SHELAA Ref: 299/1210 **SITE:** Land at 15 Tower Street, Heathfield

SUSTAINABILITY OBJECTIVE		Effects				Site No: 299/1210 Name: Land at 15 Tower Street, Heathfield, TN21 8PB
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises a residential dwelling and residential curtilage, agricultural land and deciduous woodland. • The site is 1.15ha in size and proposed for residential development, although no details have been submitted by the applicant. • The site is located on the eastern periphery of Heathfield, within the proposed development boundary. • The nearest bus stop is 120m (less than a 5-minute walk) to the west of the site, at Downsview on Tower Street. There are several bus stops within close proximity of the site on Tower Street and the A265, offering services to Heathfield High Street (5-minutes) as well as further afield (Eastbourne, Tunbridge Wells, Uckfield and Polegate). • There is good pedestrian connectivity to the bus stops via footpaths along Tower Street and the A265. • The site complies with the overall spatial strategy for the district as it is within a sustainable settlement with access to sustainable modes of transport. • There is no train station at Heathfield, the closest being in Uckfield approx. 8 miles west of the site. This is accessible via the bus service from Heathfield, with an hourly service and journey time of approx. 31-minutes. • The site is within a 14-minute walk of Heathfield High Street via existing footpaths along Tower Street and the A265. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 299/1210 Name: Land at 15 Tower Street, Heathfield, TN21 8PB
		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.
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 predominantly greenfield and development would introduce further 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. • 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 water or groundwater flooding, 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 299/1210 Name: Land at 15 Tower Street, Heathfield, TN21 8PB
		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. • 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 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 predominantly 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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 299/1210 Name: Land at 15 Tower Street, Heathfield, TN21 8PB
		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 both construction and operation of any development
SO7	POLLUTION					• The site lies within an area of the district considered to be somewhat 'darker' by CPRE's light pollution mapping, however its proximity to existing development means there is a degree of brightness as well. • There are no sources of noise pollution affecting 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 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 short walking distance of several bus stops offering regular services to Heathfield High Street and beyond (Uckfield, Eastbourne, Polegate, Tunbridge Wells) and these are accessible via existing footpaths along Tower Street and the A265. • This provides a viable alternative mode of transport for future residents to using their car, which could help reduce 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: 299/1210 Name: Land at 15 Tower Street, Heathfield, TN21 8PB
		S	M	L	Overall	Commentary
						• term as a result of increases in air pollution from construction. Given the sites proximity and pedestrian access to sustainable transport, minor positive effects are expected in relation to air pollution in the longer term.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is not proposing any green or blue infrastructure. • The site is covered by trees (some mature) and there is deciduous woodland in the southwest of the site. The ancient deciduous woodland within Heathfield Park lies adjacent to the southern boundary of the site, with TPOs running along this boundary. • These features provide good wildlife corridors and stepping stones to the wider area to the south, Heathfield Park. • 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. • 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. • Due to the lack of any details about the proposed scheme and potential mitigation, and given the extensive coverage by trees and deciduous woodland, effects are considered uncertain at this time.
SO9	BIODIVERSITY					• There are no designated sites within the site however Heathfield Park SSSI lies approx. 80m to the south-east of the site. However, development of the scale proposed is unlikely to impact the SSSI. • Heathfield Park ancient woodland and Priority Habitat Deciduous woodland adjoins the sites southern boundary. A suitable and appropriate buffer along this boundary would be required to protect the woodland from the impacts of development on the site. • An area of Priority Habitat Deciduous Woodland covers the south-western part of the site. A suitable and appropriate buffer along would be required to protect the woodland from the impacts of development on the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 299/1210 Name: Land at 15 Tower Street, Heathfield, TN21 8PB
		S	M	L	Overall	Commentary
						• The site is wholly within the Pevensey, Rother and Cuckmere Watershed BOA and is therefore likely to have further biodiversity value in addition to the woodland. Development could adversely impact on the objectives of the BOA. • Development would need to carefully consider the priorities and objectives of the BOA and ensure mitigation measures are implemented to avoid any harm and to enhance habitats where possible. • The trees, hedgerows and woodland within the site and on the site boundaries contribute to the biodiversity of the site and provide connectivity to the wider area. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries as they are likely to have biodiversity value. • Other policies within the Local Plan will address matters of the retention, protection and creation biodiversity, including the need to provide at least 20% BNG and any development will need to be in compliance with the relevant policies. • Due to the potential harm from development on the BOA and woodland within the site, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• The site lies wholly within the High Weald National Landscape (HWNL). • The site is considered to have moderate to high sensitivity to development within the Landscape Sensitivity Assessment 2023 due to its location within a prominent position wholly within the HWNL. • The site is however well enclosed by boundary vegetation and woodland (to the south) and there would likely be limited landscape impact from development, provided the boundary vegetation is retained and protected and additional structural planting would be needed to help reinforce the character and appearance of the HWNL. • Development of the site would result in an impact on the HWNL as it would involve the loss of a piece of land within the designated landscape. However, it is acknowledged that the site is well enclosed within the landscape and that landscape mitigation is likely possible to lessen any negative effects. Therefore, minor negative effects are expected on this SA Objective without mitigation.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 299/1210 Name: Land at 15 Tower Street, Heathfield, TN21 8PB
		S	M	L	Overall	Commentary
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. However, the grade II listed Heathfield Park and Gardens adjoins the southern boundary. • Any development would need to respect its location next to the listed park and garden of Heathfield Park and particularly to the ancient woodland at its boundary. • 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 existing access onto Tower Street is occupied by no.15 Tower Street. Therefore, a new access across third-party land onto the A265 is required. This could either be through the new development directly north of the site or in conjunction with the SHELAA Site 260/1210 to the north-east. • Alternatively, access could be achieved through the demolition of 15 Tower Street, which forms part of the site. • The site is within a 5-minute walk of several bus stops offering regular and frequent services into Heathfield High Street (5-minute journey time), Uckfield (26-minute journey time) and Hailsham (31-minute journey time). Tunbridge Wells can also be reached by bus in approx. 50-mins. • This provides sustainable modes of transport to services and facilities and will help reduce the need to travel by car, although some car travel will likely remain. • The site is also within a 14-minute walk of Heathfield High Street via existing footpaths along Tower Street and the A265 and pedestrian access to the site could be achieved via the demolition of 15 Tower Street or through the new development directly north of the site or in conjunction with the SHELAA Site 260/1210 to the north-east. • There is no dedicated cycle infrastructure, however. • The site will have no impact on any PRoW.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 299/1210 Name: Land at 15 Tower Street, Heathfield, TN21 8PB
		S	M	L	Overall	Commentary
						• Given the sites proximity to very good public transport services and the short walking distance to the High Street services and facilities in Heathfield, but acknowledging the need to achieve pedestrian access into the site, minor positive effects are expected on this SA Objective
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 (Heathfield) in line with the Spatial Strategy. • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter. • Given the size of the site, 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 Heathfield Surgery in the High Street, approx. 0.7 miles from the site and a 14-minute walk or 5-minute bus journey. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Heathfield. 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 a deficit in parks and gardens, amenity greenspace and play provision within Heathfield & Waldron Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls i.e. provide play equipment at sites and ensure the high quality of Heathfield Recreation Ground. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is small shortfall in 3G pitch provision in the Heathfield and Rural South area and an overall insufficient supply of rugby pitches. • The site is not a designated Local Green Space nor is it a formal or informal recreational or play space.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 299/1210 Name: Land at 15 Tower Street, Heathfield, TN21 8PB
		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 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 Heathfield and has access to a frequent bus service to the High Street with short journey times. The site is also within a short walking distance of the High Street services and facilities.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 299/1210 Name: Land at 15 Tower Street, Heathfield, TN21 8PB
		S	M	L	Overall	Commentary
						• Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Heathfield (provided pedestrian connectivity into the site can be achieved), this will help support the vitality and viability of the services within Heathfield. • Minor positive effects are expected on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary is Cross in Hand primary, approx. 1 mile west of the site and accessible on foot (22-minute walk) or by bus (13-minute journey with some walking). Heathfield Community College is approx. 0.9 miles to the south-east. There is a bus service to the college with a journey time of approx. 14-minutes. • 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 given the proposed quantum of development.

SUMMARY OF RESULTS:	Site No: 299/1210 Name: Land at 15 Tower Street, Heathfield, TN21 8PB																			
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	Heathfield 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	The site is located on the edge of Heathfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Heathfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has access to public transport and the services and facilities in Heathfield, provided pedestrian connectivity. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water flooding. Surface water run off can be suitably mitigated through SuDS provision. There is no risk of groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. **Minor positive effects: SO7 Pollution; SO13 Travel & Accessibility; SO14 Housing and SO19 Town & Village Centre** The development of the site for housing will contribute to the district's housing need. However, details are lacking as to any affordable housing provision etc. The location of the site, together with mitigation, will ensure light pollution is avoided/mitigated. The sites' location close to good public transport and a short walk to Heathfield High Street will help reduce air pollution by reducing car use from the site, provided suitable vehicular access can be achieved. The site is within a short walk of bus stops with regular services to Heathfield and other settlements (Uckfield, Hailsham, Polegate) and it is likely that pedestrian access to the site can be achieved either via Tower Street or via site already developed to north or Site 260/1210. Footpaths exist to the site along Tower Street and the A265, aiding pedestrian access to Heathfield and public transport. Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Heathfield (provided pedestrian access to the site is achieved), this will help support the vitality and viability of the services within Heathfield. **Major negative effects: None**

	Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO9 Biodiversity and SO10 Landscape & Townscape All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. The site is wholly within the Pevensey, Rother and Cuckmere Watershed BOA and contains an area of Priority Habitat Deciduous Woodland and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the BOA and the woodland and whilst development will be required to provide at least 20% BNG it is not clear whether this could be accommodated on site or mitigate for the harm likely to be caused to the BOA. The site is wholly within the High Weald National Landscape and has moderate to high sensitivity to development as a result of this and due to its location within a prominent position. The site boundary vegetation will need to be retained and protected and additional structural planting would be needed to help reinforce the character and appearance of the High Weald National landscape. Development would however result in the loss of land within the High Weald National Landscape. **No significant effect: SO18 Economy & Employment and SO20 Education & Skills** The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects
Selected / Rejected for allocation	The proposal is for residential development however no quantum of housing has been proposed by the applicant. The SHELAA considers the site suitable for up to 10 (net) dwellings. Giving consideration to the findings of the evidence base and SA, it is considered that the site is appropriate for allocation of up to 10 (net) dwellings. The recently completed development to the north may offer vehicular and pedestrian access to the site; however, this can also be achieved via Tower Street to the west through the demolition of a single dwelling. The site is in a sustainable location and is located in in close proximity to the services and facilities in Heathfield along the A265. The site is relatively enclosed from the wider AONB landscape, therefore with careful design; the development of this site would have a limited impact on the wider area, although it is acknowledged that there would be a loss of land within the designated landscape. Any development would need to meet the requirements under paragraph 177 of the NPPF.

SHELAA Ref: 307/1210 **SITE:** Land at Tilsmore Nurseries, off Nursery Way, Heathfield

SUSTAINABILITY OBJECTIVE		Effects				Site No: 307/1210 Name: Land at Tilsmore Nurseries, off Nursery Way, Heathfield
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of agricultural land and woodland. • The site is 1.45ha in size and proposed for residential development of 24 (net) dwellings by the applicant. • The site is located at the northern fringe of Heathfield, to the north of the A265, and is wholly within the High Weald National Landscape, with existing residential development to the south on Nursery Way, long rear gardens to the west, grazing land to the east and woodland to north. • Heathfield 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. 200m (a 5-minute walk) from the nearest bus stop, which is located at the junction for Pages Hill and the A265 to the southwest of the site. The bus stop is accessible via a footpath along Nursery Way and the northern side of the A265, which is the same side of the road as the site. Journey times to the centre of Heathfield are approx. 2-minutes. • There is no train station at Heathfield, the closest being in Buxted approx. 5 miles north-west of the site. This is accessible via the bus service from Heathfield, with an hourly service and journey time of approx. 23 minutes. • The site is within a 6-minute walk of the High Street in Heathfield with its services and amenities and is accessible via the footpath along the A265. • 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 and on foot.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 307/1210 Name: Land at Tilsmore Nurseries, off Nursery Way, Heathfield
		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. 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. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is a very small area of surface water flood risk in the north of the site, however, this is unlikely to limit the development of the site. • The site is greenfield currently, and the development of the site will introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is a very small area of surface water flood risk in the north of the site, however, this is unlikely to limit the development of the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 307/1210 Name: Land at Tilsmore Nurseries, off Nursery Way, Heathfield
		S	M	L	Overall	Commentary
						• Part of the north of the site is within an area of groundwater concern and therefore there may a risk of groundwater flooding. Further investigations will be needed. • However, the proposed development is suitable for the flood zone identified. • 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, 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 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. • There are no watercourses within the site or in close proximity. Therefore, potential for water pollution is minimal. • 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 safeguarded for waste or minerals operations. • The site is a greenfield 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 307/1210 Name: Land at Tilsmore Nurseries, off Nursery Way, Heathfield
		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 located within an area considered to be 'brighter' by CPREs light pollution mapping and coupled with the quantum of development proposed, it is considered there will be minimal light pollution from development of the site. 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 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 has access to a bus stop within 200m and has good pedestrian access via existing footpaths. This provides a viable alternative mode of transport for future residents to using their car, which could help reduce air pollution. • The site is also within a 6-minute walk of Heathfield High Street. • Given the size of the site, and proximity to public transport, 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 307/1210 Name: Land at Tilsmore Nurseries, off Nursery Way, Heathfield
		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 site is covered by trees (some mature) and there is deciduous woodland in the north and east of the site, which provide good wildlife corridors and stepping stones to the wider area to the north, the High Weald National Landscape and Markly Wood. • There are also some trees with TPOs in the gardens to the rear of the residential dwellings to the south. • The northern and eastern parts of the site are within the Heathfield Habitat Link BOA, another important wildlife corridor. • The trees and woodland contribute to the sites 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. • 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 that there is connectivity to the wider area to the north and the potential for development to adversely affect the tree, woodland and BOA, but acknowledging other Local Plan policies will help to protect these, it is considered the effects are minor negative at this time.
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site or in close proximity. Development of the site is therefore unlikely to impact on any designated biodiversity sites. • Priority Habitat Deciduous Woodland covers a large proportion of the north and east of the site and this would require significant protection from the impacts of development through appropriate buffers.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 307/1210 Name: Land at Tilsmore Nurseries, off Nursery Way, Heathfield
		S	M	L	Overall	Commentary
						• The Heathfield Habitat Link BOA covers parts of the north and east of the site and development could have an impact on this. Mitigation would be required. • 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 established trees and woodland on site make a significant contribution to the site's biodiversity. Development would need to seek to retain and enhance these features for biodiversity. • The effect on this SA Objective is considered to be minor negative due to the potential harm to the woodland, trees and BOA, however much will depend on the mitigation measures implemented alongside any development.
SO10	LANDSCAPE & TOWNSCAPE					• This site is considered to have moderate to high sensitivity to development within the 2023 Landscape Sensitivity Assessment due to it occupying a prominent position wholly within the High Weald National Landscape. • The site provides a separation and a buffer from the settlement edge of Heathfield to Markly Wood (ancient woodland) to the north. • The site topography is also steeply sloping and development would likely be highly visible within the wider landscape. • Given the fact there are no details as to the design and layout of proposed development but taking account of the location of the site and the potential for landscape mitigation, effects are considered to be minor negative 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 307/1210 Name: Land at Tilsmore Nurseries, off Nursery Way, Heathfield
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is an existing access to the south of the site onto Nursery Way and it is considered that the site can achieve a suitable vehicular access from Nursery Way, although a transport assessment will be required to assess the traffic impacts on the town centre, with particular regard to improvements to bus services, potential traffic calming measures and pedestrian crossing facilities • The site can be accessed via existing footpaths located along Nursery Way and the north side of the A265. • The nearest bus stop lies 200m to the south-west of the site, and there is safe pedestrian access via existing footpaths along Nursey Way and the north side of the A265. • Bus services to Heathfield and its amenities run very frequently, with a journey time of approx. 2-minutes. • The train station at Uckfield can be reached via the bus service, and this takes approx. 23-minutes from the bus stop on the High Street. • It is around a 6-minute walk to the centre of Heathfield via existing footpaths along the north side of the A265. • 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 stop and the existing pedestrian access, as well as the short journey times to Heathfield services and facilities by bus and on foot.
SO14	HOUSING					• The site is proposing 24 (net) dwellings which will make a contribution to meeting the district's housing need within a sustainable and accessible location. • There are no details as to the type and tenure mix of housing though.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 307/1210 Name: Land at Tilsmore Nurseries, off Nursery Way, Heathfield
		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 health services are at the Heathfield Surgery in Heathfield High Street, approx. 0.3 miles (a 5-minute walk or 4-minute bus journey) from the site. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Heathfield. 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 a deficit in parks and gardens, amenity greenspace and play provision within Heathfield & Waldron Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls i.e. provide play equipment at sites and ensure the high quality of Heathfield Recreation Ground. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is small shortfall in 3G pitch provision in the Heathfield and Rural South area and an overall insufficient supply of rugby pitches. • The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. • The site is not proposing 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 307/1210 Name: Land at Tilsmore Nurseries, off Nursery Way, Heathfield
		S	M	L	Overall	Commentary
						• Given the scale of proposed development, it is considered there will be no significant impact on this SA Objective.
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 Heathfield 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 Heathfield 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 Cross in Hand primary, approx. 800m south of the site and accessible on foot, with Heathfield Community College approx. 1.8 miles to the south-east. There is a bus service to the college with a journey time of approx. 19-minutes. • 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: 307/1210 Name: Land at Tilsmore Nurseries, off Nursery Way, Heathfield
		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 proposed quantum of development.

SUMMARY OF RESULTS:	Site No: 307/1210	Name: Land at Tilsmore Nurseries, off Nursery Way, Heathfield																		
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. Heathfield 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	The site is located on the edge of Heathfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Heathfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has good access to public transport and the services and facilities in Heathfield. The site is bound by residential development to the east, south and west and by the High Weald National Landscape to the north. **Major positive effects: SO13 Travel & Accessibility** The site has a bus stop approx. 200m to the south-west and this is accessible via existing footpaths. The bus service is frequent and journey time to Heathfield High Street is approx. 2 mins. The train station at Uckfield is also accessible by bus with a journey time of approx. 23 mins. The site is also within walking distance (6-minutes) of Heathfield High Street. **Minor positive effects: SO3 Flood Risk and SO14 Housing** The site is in Flood Zone 1 and there is a small risk of surface water or groundwater flooding which can be suitably mitigated. Therefore, the proposed development is suitable for the flood zone identified. The development of the site for housing will contribute to the district's housing need. However, details are lacking as to any affordable housing provision etc. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO8 Green and Blue Infrastructure; SO9 Biodiversity and SO10 Landscape & Townscape** 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 site contains a large proportion of Priority Habitat Deciduous woodland and forms a wooded backdrop to the edge of Heathfield, separating development from Markly Wood ancient woodland. Whilst mitigation for green infrastructure, biodiversity and landscape is likely, it is considered there would still be some degree of negative effect.

	No significant effect: SO4 Water resources/Quality; SO7 Pollution; SO11 Historic & Cultural Heritage; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills The scale of proposed development and the site's location means 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. Whilst the site is in close proximity of, and with existing pedestrian connectivity to services and facilities in Heathfield, including public transport the Council is aware that there are multiple landowners associated with this site and, therefore the deliverability of the site for new development is uncertain. There would also be significant issues around the retention and protection of the significant woodland on site, which is likely to be of high ecological value. The site is also located wholly within the High Weald National landscape, with topography meaning any development is highly likely to cause significant effect on this protected landscape.

SHELAA Ref: 431/1210 **SITE:** Land to Rear of Breton House (North), B2102, Cross in Hand

SUSTAINABILITY OBJECTIVE		Effects				Site No: 431/1210 Name: Land to rear of Breton House (north), B2102, Cross In Hand
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of agricultural land. • The site is 0.82ha in size and proposed for residential development of 26 (net) dwellings by the applicant. • The site is located within the settlement of Cross in Hand to the west of Heathfield. Cross in Hand is classed as a sustainable settlement within the settlement hierarchy primarily as it has very good access via public transport (bus services) to Heathfield (approx. a 7-minute journey with services every hour). • The village is residential in nature, but has a number of shops providing local services in addition to commercial premises orientated towards the A267 for trade. • The nearest bus stop is at Uplye on Lewes Road adjacent to the north of the site and there is pedestrian connectivity from the site to the bus stop. • The bus stop lies less than 50m from the site. • Journey time via bus to Heathfield is approx. 5-minutes. • There is no train station at Cross in Hand, the closest being in Buxted approx. 4.2 miles north-west 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 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. 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: 431/1210 Name: Land to rear of Breton House (north), B2102, Cross In Hand
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is no 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. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 431/1210 Name: Land to rear of Breton House (north), B2102, Cross In Hand
		S	M	L	Overall	Commentary
						• 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 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 431/1210 Name: Land to rear of Breton House (north), B2102, Cross In Hand
		S	M	L	Overall	Commentary
						• Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is located within an area considered to be somewhat 'darker' by CPREs light pollution mapping. The quantum of development proposed could introduce some degree of light pollution, however, it is considered that suitable mitigation can be implemented to reduce any impacts. • There are no sources of noise pollution affecting 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 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 less than 50m from a bus stop, which has a very frequent service to Heathfield as well as pedestrian access via existing footpaths. This provides a viable

SUSTAINABILITY OBJECTIVE		Effects				Site No: 431/1210 Name: Land to rear of Breton House (north), B2102, Cross In Hand
		S	M	L	Overall	Commentary
						alternative mode of transport for future residents to using their car, which could help reduce 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. • However, given the scale of development proposed, a degree of car use is likely to remain with the potential to impact on air pollution. • The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. Given the sites proximity and pedestrian access to sustainable transport, minor positive effects are expected in relation to air pollution in the longer term.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site boundaries consist of hedgerows and trees (some mature), providing good wildlife corridors and stepping stones to the wider area to the south. • 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. • 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 that there is connectivity to the wider area to the south and the potential for development to adversely affect the trees and hedgerows, but acknowledging other Local Plan policies will help to protect these, it is considered the effect is uncertain at this time.
SO9	BIODIVERSITY					• There are no designated biodiversity sites, BOAs, Priority Habitats or irreplaceable habitats within the site or in close proximity. Development of the site is therefore unlikely to impact on any of these features. • 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 established trees and hedgerows on the site boundaries make a contribution to the site's biodiversity. Development would need to seek to retain and enhance these features for biodiversity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 431/1210 Name: Land to rear of Breton House (north), B2102, Cross In Hand
		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 site is considered to be of moderate to high sensitivity to development within the Landscape Sensitivity Assessment 2023 as the site is located in a semi-rural and prominent position wholly within the High Weald National Landscape. • The site is a sloping site where development would be visible in the open countryside located to the south of the site. Significant landscape mitigation would be required. • Given the lack of detail as to scheme design and any landscape mitigation, but acknowledging the site is wholly within the High Weald National Landscape and that any development would be highly visible in views to / from the south, and the potential for adverse effects without mitigation, the effect is considered to be minor negative at this time. Any development proposals would be required to meet the requirements in paragraph 177 of the NPPF.
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					• There is no existing access from the site onto Lewes Road to the north. However, there is a footpath on both sides of Lewes Road to the north. • The site can be accessed via the existing footpath along Lewes Road.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 431/1210 Name: Land to rear of Breton House (north), B2102, Cross In Hand
		S	M	L	Overall	Commentary
						• Although there is no existing access from the site onto Lewes Road to the north, the owners of the site have agreed to purchase Breton House to provide access to the site. There may also need to be some localised off-site junction/highway improvements to cope with additional traffic generated. • The nearest bus stop less than 50m adjacent to the north of the site, and there is pedestrian access via existing footpaths along Fir Lewes Road. • Bus services to Heathfield and its amenities run very frequently, with a journey time of approx. 7-minutes. • The train station at Uckfield can be reached via the bus service, and this takes approx. 20-minutes from the bus stop on Fir Grove Road. • 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 minor positive given the proximity of the site to the bus stop and the existing pedestrian access, as well as the short journey times to Heathfield services and facilities by bus.
SO14	HOUSING					• The site is proposing 26 (net) dwellings which will make a contribution to meeting the district's housing need within 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 site will require a Health Impact Assessment as part of any development as it is proposed for more than 10 (net) dwellings. • The nearest health services are at the Firs Surgery, approx. 0.8 miles (a 16-minute walk or 7-minute bus journey) from the site. The bus service runs hourly.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 431/1210 Name: Land to rear of Breton House (north), B2102, Cross In Hand
		S	M	L	Overall	Commentary
						• The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Cross in Hand or Heathfield. The development of this site may have some impact on GP capacity. • The Wealden Open Space Study 2022 concludes that there is a deficit in parks and gardens, amenity greenspace and play provision within Heathfield & Waldron Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls i.e. provide play equipment at sites and ensure the high quality of Heathfield Recreation Ground. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is small shortfall in 3G pitch provision in the Heathfield and Rural South area and an overall insufficient supply of rugby pitches. • The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. • The site is not proposing improvements to sport and recreation provision or to health service provision. • Given that the site is in close proximity of health services and that the scale of development is likely to mean some degree of contributions towards and health and wellbeing improvements could be achieved, the effect is considered to be minor positive.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • 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: 431/1210 Name: Land to rear of Breton House (north), B2102, Cross In Hand
		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. • 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 of services and facilities in Heathfield. • Given the scale of the proposed development and the sites proximity to the services and facilities in Heathfield, a minor positive effect is expected on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary is Cross in Hand primary, approx. 1.2 miles to the east of the site with Heathfield Community College approx. 2.9 miles to the east. There is a bus service to the college with a journey time of approx. 28-minutes. • 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 longer term a development of this size may place pressure on education infrastructure and further investigation will be required. Therefore, effects are considered uncertain at this time over the longer term.

SUMMARY OF RESULTS:	Site No: 431/1210 Name: Land to rear of Breton House (north), B2102, Cross In Hand																			
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. Cross in Hand 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 village. 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	The site is located within Cross in Hand, which is considered a 'sustainable settlement' according to the settlement hierarchy, with access via public transport to a higher order sustainable settlement (Heathfield). The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has good access to public transport and the services and facilities in Heathfield. **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: SO7 Pollution; SO13 Travel & Accessibility; SO14 Housing; SO15 Health & Wellbeing and SO19 Town & Village Centre** The site is less than 50m from the nearest bus stop, which has a very frequent service to Heathfield as well as pedestrian access via existing footpaths. This provides a viable alternative mode of transport for future residents to using their car, which could help reduce air pollution and is positive for sustainable travel. It is acknowledged that vehicle access would be required for the site but is considered achievable. The development of the site for housing will contribute to the district's housing need. However, details are lacking as to any affordable housing provision etc. The site is within easy reach via public transport of medical facilities, a recreation ground and tennis club for health and wellbeing and contributions towards any deficits are likely achievable from a scheme of this size. **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 waste production, although the application of Local Plan policies should mitigate any negative impact.

	The site is sloping in nature meaning development would be highly visible in views to / from the south. The site is also within the High Weald National Landscape and could adversely affect the designation. Significant landscape mitigation would be required. **No significant effect: SO11 Historic & Cultural Heritage and SO18 Economy & Employment** The type of development and the site's location means 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 26 (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 15 (net) dwellings and has been proposed for allocation on this basis. The site is sustainably located with good access to public transport and services and facilities within Heathfield and is not at risk of flooding from any source. The site is fairly well integrated into the existing settlement; however, it is quite open to longer views to the south, which would require landscape buffering within the site. A lower quantum of development limit the visibility of any development by allowing suitable landscape mitigation measures to be implemented.

SHELAA Ref: 525/1210 **SITE:** Land to the rear of Rothershaw, High Street, Heathfield

SUSTAINABILITY OBJECTIVE		Effects				Site No: 525/1210 Name: Land to the rear of Rothershaw, High Street, Heathfield, TN21 0UR
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises sloping fields of mixed grassland interspersed with trees. • The site is 1.39ha in size and proposed for residential development, capacity not provided by applicant. • The site is located at the northern fringe of Heathfield, to the north of the A265, and is surrounded by residential to the east and south and woodland to north and west. • Heathfield 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. 200m (a 5-minute walk) from the nearest bus stop, which is located at the fire station on the A265 to the southeast of the site, although the pedestrian connectivity between the bus stop and the site is currently poor. • Journey times to the centre of Heathfield are approx. 2-minutes. • There is no train station at Heathfield, the closest being in Buxted approx. 5 miles north-west of the site. This is accessible via the bus service from Heathfield. • The site is within a 6-minute walk of the High Street in Heathfield with its services and amenities, although pedestrian connectivity is currently poor. • 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 and on foot. • However, development of the site is still 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: 525/1210 Name: Land to the rear of Rothershaw, High Street, Heathfield, TN21 0UR
		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 is no risk of surface water flooding. • The site is a mix of greenfield and brownfield land currently, however the intensification of development of the site could introduce further 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. • 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 proposed development and the site passes the sequential test.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 525/1210 Name: Land to the rear of Rothershaw, High Street, Heathfield, TN21 0UR
		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 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. • 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. • Given the size of the site, 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 safeguarded for waste or minerals operations. • The site is a greenfield 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 525/1210 Name: Land to the rear of Rothershaw, High Street, Heathfield, TN21 0UR
		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 located within an area considered to be 'brighter' by CPREs light pollution mapping and it is considered there will be minimal light pollution from development of the site. However, any development would 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 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 has access to a bus stop within 200m, although existing pedestrian connectivity is poor. If this can be addressed this provides a viable alternative to the private car and may help reduce air pollution. • The site is also within a 6-minute walk of Heathfield High Street. • Given the size of the site, and proximity to public transport, 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: 525/1210 Name: Land to the rear of Rothershaw, High Street, Heathfield, TN21 0UR
		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					• The site is covered by trees (some mature) and there is deciduous woodland in the north and east of the site, which provide good wildlife corridors and stepping stones to the wider area to the north, the High Weald National Landscape and Markly Wood. • There are also some trees with TPOs in the gardens to the rear of the residential dwellings to the south. • The northern part of the site is within the Heathfield Habitat Link BOA, another important wildlife corridor. • The trees and woodland contribute to the sites 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. • 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 that there is connectivity to the wider area to the north and the potential for development to adversely affect the tree, woodland and BOA, but acknowledging other Local Plan policies will help to protect these, it is considered the effects are minor negative at this time.
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site or in close proximity. Development of the site is therefore unlikely to impact on any designated biodiversity sites. • Priority Habitat Deciduous Woodland covers a large proportion of the north and east of the site and this would require significant protection from the impacts of development through appropriate buffers. • The Heathfield Habitat Link BOA covers parts of the north of the site and development could have an impact on this. Mitigation would be required. • 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: 525/1210 Name: Land to the rear of Rothershaw, High Street, Heathfield, TN21 0UR
		S	M	L	Overall	Commentary
						• The established trees and woodland on site make a significant contribution to the site's biodiversity. Development would need to seek to retain and enhance these features for biodiversity. • The effect on this SA Objective is considered to be minor negative due to the potential harm to the woodland, trees and BOA, however much will depend on the mitigation measures implemented alongside any development.
SO10	LANDSCAPE & TOWNSCAPE					• This site is considered to have moderate to high sensitivity to development within the 2023 Landscape Sensitivity Assessment due to it occupying a prominent position wholly within the High Weald National Landscape. • The site topography in the north is also steeply sloping and development would likely be highly visible within the wider landscape from this part of the site. • Given the fact there are no details as to the design and layout of proposed development but taking account of the location of the site and the potential for landscape mitigation, effects are considered to be minor negative 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					• There is no existing access from the site onto the highway. However, a new access could potentially be achieved through adjacent SHELAA sites, and particularly the site recently constructed at Millennium Way.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 525/1210 Name: Land to the rear of Rothershaw, High Street, Heathfield, TN21 0UR
		S	M	L	Overall	Commentary
						• There is no pedestrian access to the site. However, there are existing footways on the main road to the south, which provide pedestrian connectivity to the services and amenities in Heathfield. Pedestrian connectivity to these could be achieved through adjacent SHELAA sites, and particularly the site recently constructed at Millennium Way. • The nearest bus stop lies 200m to the south-east of the site, although the pedestrian connectivity between the bus stop and the site is currently poor and would;d need improving. • Bus services to Heathfield and its amenities run very frequently, with a journey time of approx. 2-minutes. • The train station at Uckfield can be reached via the bus service, and this takes approx. 23-minutes from the bus stop on the High Street. • It is around a 6-minute walk to the centre of Heathfield via existing footpaths along the north side of the A265. • 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 uncertain given the proximity of the site to the bus stop, as well as the short journey times to Heathfield services and facilities by bus and on foot but acknowledging the uncertainty around improving / providing pedestrian and vehicular connectivity / access to the site.
SO14	HOUSING					• The site is proposing residential development which will positively contribute to the districts housing need. However, there are no details as to the quantum, 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 525/1210 Name: Land to the rear of Rothershaw, High Street, Heathfield, TN21 0UR
		S	M	L	Overall	Commentary
SO15	HEALTH & WELLBEING					• The nearest health services are at the Heathfield Surgery in Heathfield High Street, approx. 0.3 miles (a 5-minute walk or 4-minute bus journey) from the site. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Heathfield. 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 a deficit in parks and gardens, amenity greenspace and play provision within Heathfield & Waldron Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls i.e. provide play equipment at sites and ensure the high quality of Heathfield Recreation Ground. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is small shortfall in 3G pitch provision in the Heathfield and Rural South area and an overall insufficient supply of rugby pitches. • The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. • The site is not proposing 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. • Given the size of the site, it is considered there will be no significant impact on this SA Objective.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 525/1210 Name: Land to the rear of Rothershaw, High Street, Heathfield, TN21 0UR
		S	M	L	Overall	Commentary
						• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the quantum of development, its design and affordable housing element, 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 Heathfield 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 Crowborough and Jarvis Brook 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 Cross in Hand primary, approx. 800m south of the site and accessible on foot, with Heathfield Community College approx. 1.8 miles to the south-east. There is a bus service to the college with a journey time of approx. 19-minutes. • 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 given the proposed quantum of development.

SUMMARY OF RESULTS:	Site No: 525/1210 Name: Land to the rear of Rothershaw, High Street, Heathfield, TN21 0UR																			
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. Heathfield 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	The site is located on the edge of Heathfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Heathfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has good access to public transport and the services and facilities in Heathfield. The site is bound by residential development to the east, south and west and by the High Weald National Landscape to the north. However it is visually well contained in the wider landscape to the north by thick woodland. **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 Mitigation; SO6 Waste; SO8 Green and Blue Infrastructure; SO9 Biodiversity and SO10 Landscape & Townscape** 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 site contains a large proportion of Priority Habitat Deciduous woodland and is located within the High Weald National Landscape, occupying a prominent elevated position. Whilst mitigation for green infrastructure, biodiversity and landscape is likely, it is considered there would still be some degree of negative effect.

	No significant effect: SO4 Water resources/Quality; SO7 Pollution; SO11 Historic & Cultural Heritage; SO15 Health & Wellbeing; SO16 Quality of Life and Place; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills The scale of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal is for residential development however no quantum of housing has been proposed by the applicant. The SHELAA considers the site suitable for up to 15 (net) dwellings. Giving consideration to the findings of the evidence base and SA, it is considered that the south of the site is appropriate for allocation of 15 (net) dwellings. The site is allocated in combination with Site 595/1210. The site is in a sustainable location benefitting from close proximity to the services, amenities and public transport located within Heathfield. This site is constrained by its sloping topography and Ancient Woodland within the northern part of the site, which would require a suitable buffer thus reducing the developable area of the site and restricting development to the south of the site. The site sits adjacent to a recent residential development of 115 (net) dwellings, which was granted planning permission (reserved matters) under planning reference WD/2015/1782/MRM and has now been completed (Millennium Way). The site is also adjacent to a few other SHELAA sites to the south and west that may be suitable for residential development (references 307/1210 and 530/1210).

SHELAA Ref: 545/1210 **SITE:** Land Adjacent Forge Cottage, Mayfield Road, Cross in Hand

SUSTAINABILITY OBJECTIVE		Effects				Site No: 545/1210 Name: Land adjacent Forge Cottage, Mayfield Road, Cross In Hand, TN21 0UE
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of agricultural land and a paddock. • The site is 1.11ha in size and proposed for residential development of 26 (net) dwellings by the applicant. • The site is located within the settlement of Cross in Hand to the west of Heathfield. Cross in Hand is classed as a sustainable settlement within the settlement hierarchy primarily as it has very good access via public transport (bus services) to Heathfield (approx. a 7-minute journey with services every hour). • The village is residential in nature, but has a number of shops providing local services in addition to commercial premises orientated towards the A267 for trade. • The nearest bus stop is at Uplye on Lewes Road to the south of the site, although there is no pedestrian connectivity between the bus stop and the site is currently. • The bus stop approx. 100m from the site. • Journey time via bus to Heathfield is approx. 5-minutes. • There is no train station at Cross in Hand, the closest being in Buxted approx. 4 miles north-west 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 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. 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: 545/1210 Name: Land adjacent Forge Cottage, Mayfield Road, Cross In Hand, TN21 0UE
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is no 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. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 545/1210 Name: Land adjacent Forge Cottage, Mayfield Road, Cross In Hand, TN21 0UE
		S	M	L	Overall	Commentary
						• 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 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 545/1210 Name: Land adjacent Forge Cottage, Mayfield Road, Cross In Hand, TN21 0UE
		S	M	L	Overall	Commentary
						• Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is located within an area considered to be somewhat 'darker' by CPREs light pollution mapping. The quantum of development proposed could introduce some degree of light pollution, however, it is considered that suitable mitigation can be implemented to reduce any impacts. • A buffer may be required to mitigate the noise of the A267, assessment would be required. • 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 approx. 100m from a bus stop, which has a very frequent service to Heathfield, although pedestrian connectivity is currently poor. If this can be addressed,

SUSTAINABILITY OBJECTIVE		Effects				Site No: 545/1210 Name: Land adjacent Forge Cottage, Mayfield Road, Cross In Hand, TN21 0UE
		S	M	L	Overall	Commentary
						this provides a viable alternative mode of transport for future residents to using their car, which could help reduce 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. • However, given the scale of development proposed, a degree of car use is likely to remain with the potential to impact on air pollution. • The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. Given the sites proximity to sustainable transport, but acknowledging the need to improve pedestrian connecitivy, minor positive effects are expected in relation to air pollution in the longer term.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site boundaries consist of mature tree lines providing good wildlife corridors and stepping stones to the wider area. • These trees 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. • 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 potential for development to adversely affect the tree lines, but acknowledging other Local Plan policies will help to protect these, it is considered the effect is uncertain at this time.
SO9	BIODIVERSITY					• There are no designated biodiversity sites, BOAs or irreplaceable habitats within the site or in close proximity. Development of the site is therefore unlikely to impact on any of these features. • Dunly Wood ancient woodland and Priority Habitat Deciduous woodland is to the northeast on the opposite side of the A267 and development is unlikely to impact this. • 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: 545/1210 Name: Land adjacent Forge Cottage, Mayfield Road, Cross In Hand, TN21 0UE
		S	M	L	Overall	Commentary
						• The established trees on the site boundaries make a contribution to the site's biodiversity. Development would need to seek to retain and enhance these features for 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 site is considered to be of moderate to high sensitivity to development within the Landscape Sensitivity Assessment 2023 as the site is located in a semi-rural and prominent position wholly within the High Weald National Landscape. • The site has steep gradients falling to the northeast and development would be visible in the wider landscape from here. Significant landscape mitigation would be required. • Given the lack of detail as to scheme design and any landscape mitigation, but acknowledging the site is wholly within the High Weald National Landscape and that any development would be highly visible in views, and the potential for adverse effects without mitigation, the effect is considered to be minor negative at this time. Any development proposals would be required to meet the requirements in paragraph 177 of the NPPF.
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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 545/1210 Name: Land adjacent Forge Cottage, Mayfield Road, Cross In Hand, TN21 0UE
		S	M	L	Overall	Commentary
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is currently no vehicular or pedestrian access onto the site and the provision of a new access onto the A267 to the north would result in the removal of a substantial amount of vegetation on the boundary of the site, particularly the loss of several mature trees along the verge, having a significant adverse effect. • However, the verges are wide enough to make to provision for a footpath along the south side of the A267 possible. This would improve pedestrian connectivity with the bus stop and the site. • The nearest bus stop is approx. 100m from the site. • Bus services to Heathfield and its amenities run very frequently, with a journey time of approx. 7-minutes. • The train station at Uckfield can be reached via the bus service, and this takes approx. 20-minutes from the bus stop on Fir Grove Road. • 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 uncertain given the proximity of the site to the bus stop, as well as the short journey times to Heathfield services and facilities by bus, but acknowledging the need for significant pedestrian and vehicular access simprovements..
SO14	HOUSING					• The site is proposing 40 (net) dwellings which will make a contribution to meeting the district's housing need within 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 site will require a Health Impact Assessment as part of any development as it is proposed for more than 10 (net) dwellings.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 545/1210 Name: Land adjacent Forge Cottage, Mayfield Road, Cross In Hand, TN21 0UE
		S	M	L	Overall	Commentary
						• The nearest health services are at the Firs Surgery, approx. 0.8 miles (a 16-minute walk or 7-minute bus journey) from the site. The bus service runs hourly. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Cross in Hand or Heathfield. The development of this site may have some impact on GP capacity. • The Wealden Open Space Study 2022 concludes that there is a deficit in parks and gardens, amenity greenspace and play provision within Heathfield & Waldron Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls i.e. provide play equipment at sites and ensure the high quality of Heathfield Recreation Ground. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is small shortfall in 3G pitch provision in the Heathfield and Rural South area and an overall insufficient supply of rugby pitches. • The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. • The site is not proposing improvements to sport and recreation provision or to health service provision. • Given that the site is in close proximity of health services and that the scale of development is likely to mean some degree of contributions towards and health and wellbeing improvements could be achieved, the effect is considered to be minor positive.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 545/1210 Name: Land adjacent Forge Cottage, Mayfield Road, Cross In Hand, TN21 0UE
		S	M	L	Overall	Commentary
						• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of 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 of services and facilities in Heathfield, if pedestrian connectivity to buses can be achieved. • Given the scale of the proposed development and the sites proximity to the services and facilities in Heathfield by public transport, a minor positive effect is expected on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary is Cross in Hand primary, approx. 1.2 miles to the east of the site with Heathfield Community College approx. 2.9 miles to the east. There is a bus service to the college with a journey time of approx. 28-minutes. • 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 longer term a development of this size may place pressure on education infrastructure and further investigation will be required. Therefore, effects are considered uncertain at this time over the longer term.

SUMMARY OF RESULTS:	Site No: 545/1210	Name: Land adjacent Forge Cottage, Mayfield Road, Cross In Hand, TN21 0UE																		
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. Cross in Hand 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 village. 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	The site is located within Cross in Hand, which is considered a 'sustainable settlement' according to the settlement hierarchy, with access via public transport to a higher order sustainable settlement (Heathfield). The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has good access to public transport and the services and facilities in Heathfield. **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: SO7 Pollution; SO14 Housing; SO15 Health & Wellbeing and SO19 Town & Village Centre** The site is approx. 100m from the nearest bus stop, which has a very frequent service to Heathfield and this provides a viable alternative mode of transport for future residents to using their car, which could help reduce air pollution. However it is acknowledged that pedestrian connectivity to the bus stop is required. The development of the site for housing will contribute to the district's housing need. However, details are lacking as to any affordable housing provision etc. The site is within easy reach via public transport of medical facilities, a recreation ground and tennis club for health and wellbeing and contributions towards any deficits are likely achievable from a scheme of this size. **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 waste production, although the application of Local Plan policies should mitigate any negative impact.

	The site is sloping in nature meaning development would be highly visible in views within the wider landscape. The site is also within the High Weald National Landscape and could adversely affect the designation. Significant landscape mitigation would be required. **No significant effect: SO11 Historic & Cultural Heritage and SO18 Economy & Employment** The type of development and the site's location means 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. The provision of a suitable access would result in extensive damage to the vegetation on the boundary of the site, particularly the loss of several mature trees along the verge. However, the site is in close proximity to the Cross in Hand High Street, although there is currently no pedestrian connectivity from the site. Substantial infrastructure work would be required to provide a suitable vehicle access onto the A267 and a footpath along the south side of the road to connect the site to the settlement, as well as mitigating the steep slope on the site. Furthermore, extensive landscape buffers would be needed as currently a housing development would be out of keeping with the generally rural character and appearance of the countryside. The site's sloping character and prominent position within the High Weald National Landscape and the exposed nature of the site to wider views across the High Weald make development unsuitable.

SHELAA Ref: 547/1920 **SITE:** Land on the Northwest side of Fir Grove Road, Cross in Hand

SUSTAINABILITY OBJECTIVE		Effects				Site No: 547/1920 Name: Land on the northwest side of Fir Grove Road, Cross In Hand, TN21 0SS
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of agricultural land/pasture. • The site is 2.05ha in size and proposed for residential development of 25 (net) dwellings and 5,000m^2 of employment floorspace by the applicant. • The site is located within the settlement of Rosers Cross to the west of Heathfield. Rosers Cross is classed as an unsustainable settlement within the settlement hierarchy as it has no services or facilities, the nearest being in Heathfield. • There is no public transport provision serving the village, with the nearest bus service being from Cross In Hand, a 26 minute walk north east of the village • The village is residential in nature but has no services or public transport. • The nearest bus stop is at the junction for Lewes Road and Fir Grove Road in Cross in Hand adjacent to the north west of the site, however there is no pedestrian connectivity. • The bus stop is approx. 1.km from the existing access to the site. • Journey time via bus to Heathfield is approx. 5-minutes. • There is no train station at Rosers Cross, the closest being in Buxted approx. 4 miles north-west 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 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. 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: 547/1920 Name: Land on the northwest side of Fir Grove Road, Cross In Hand, TN21 0SS
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is no 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. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 547/1920 Name: Land on the northwest side of Fir Grove Road, Cross In Hand, TN21 0SS
		S	M	L	Overall	Commentary
						• 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 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 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 547/1920 Name: Land on the northwest side of Fir Grove Road, Cross In Hand, TN21 0SS
		S	M	L	Overall	Commentary
						• Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is located within an area considered to be somewhat 'darker' by CPREs light pollution mapping. The quantum of development proposed could introduce some degree of light pollution, however, it is considered that suitable mitigation can be implemented to reduce any impacts. • There are no sources of noise pollution affecting 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 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 75m of a bus stop, which has a very frequent service to Heathfield as well as pedestrian access via existing footpaths. This provides a viable alternative mode of transport for future residents to using their car, which could help reduce air pollution.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 547/1920 Name: Land on the northwest side of Fir Grove Road, Cross In Hand, TN21 0SS
		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. • The impacts on this SA Objective are likely to be minor negative as a result of increases in air pollution from construction and the reliance on private motor vehicles.
SO8	GREEN & BLUE INFRASTRUCTURE					• All of the site boundaries consist of mature hedgerows with some sparse trees throughout the site. • 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. • 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 that there is connectivity to the wider area to the south and the potential for development to adversely affect the trees and hedgerows, but acknowledging other Local Plan policies will help to protect these, it is considered the effect is uncertain at this time.
SO9	BIODIVERSITY					• The site is located wholly within the High Weald National Landscape. • The entire site is within the River Uck and its Headwaters BOA and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the BOA. • There are no Priority Habitats or irreplaceable habitats within the site or in close proximity. Development of the site is therefore unlikely to impact on any of these features. • 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: 547/1920 Name: Land on the northwest side of Fir Grove Road, Cross In Hand, TN21 0SS
		S	M	L	Overall	Commentary
						• The established trees and hedgerows on the site boundaries make a small contribution to the site's biodiversity. Development would need to seek to retain and enhance these features for biodiversity. • Due to the potential harm from development on the BOA and High Weald National Landscape, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• The site is considered to be of moderate to high sensitivity to development within the Landscape Sensitivity Assessment 2023 in due to its prominent position within the High Weald National Landscape.. • The site lies wholly within the High Weald National Landscape and is a sloping site where development would be highly visible in the open countryside located to the south of the site. Significant landscape mitigation would be required. • There are views into the site from the adjacent lane from the southwest. There are some mature trees along the frontage of the site and an Arboricultural survey would be required to determine the quality of those trees, although it is noted within the 2023 Landscape and Visual Appraisal that mature trees in the northwest of the site should be retained. • Given the lack of detail as to scheme design and any landscape mitigation, but acknowledging the site is wholly within the High Weald National Landscape and that any development would be highly visible in views to / from the south, and the potential for adverse effects without mitigation, the effect is considered to be minor negative at this time. Any development proposals would be required to meet the requirements in paragraph 177 of the NPPF.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no listed buildings within the site, although the grade II listed building called the Glovers is located to the east of the site, on the opposite site of Fir Grove Road. • The site is not affected by an Archaeological Notification Area (ANA). • No significant effects are expected on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 547/1920 Name: Land on the northwest side of Fir Grove Road, Cross In Hand, TN21 0SS
		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 existing vehicle access would require widening to be suitable for further intensification, this would result in the removal of a substantial number of trees along the frontage of the site to provide suitable visibility splays. • Due to the narrow nature of Fir Grove Road, the highway is a narrow single track road. This also means that provision of a footpath along the road is unachievable. • The site has no pedestrian access. • The nearest bus stop lies 1.1km to the north of the site, although there is no pedestrian connectivity to the site along Fir Grove Road. • Bus services to Heathfield and its amenities run very frequently, with a journey time of approx. 7-minutes. • The train station at Uckfield can be reached via the bus service, and this takes approx. 20-minutes from the bus stop in Cross In Hand. • 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 minor negative given the long distance the bus stop and no existing pedestrian access. Furthermore, the highway in this location is narrow and widening the road along with the provision of a footpath would not be achievable.
SO14	HOUSING					• The site is proposing 25 (net) dwellings which will make a contribution to meeting the district's housing need within a sustainable and accessible location. • There are no details as to the type and tenure mix of housing though.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 547/1920 Name: Land on the northwest side of Fir Grove Road, Cross In Hand, TN21 0SS
		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 site will require a Health Impact Assessment as part of any development as it is proposed for more than 10 (net) dwellings. • The nearest health services are at the Firs Surgery, approx. 1.2 and with no pedestrian connectivity. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Cross in Hand or Heathfield. The development of this site may have some impact on GP capacity. • The Wealden Open Space Study 2022 concludes that there is a deficit in parks and gardens, amenity greenspace and play provision within Heathfield & Waldron Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls i.e. provide play equipment at sites and ensure the high quality of Heathfield Recreation Ground. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is small shortfall in 3G pitch provision in the Heathfield and Rural South area and an overall insufficient supply of rugby pitches. • The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. • The site is not proposing improvements to sport and recreation provision or to health service provision. • Given that the site is distant from health services and the lack of pedestrian connectivity to the site or the nearest bus stop, the future residents of this site would only be able to access these services and facilities by private motor vehcile the effect 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 547/1920 Name: Land on the northwest side of Fir Grove Road, Cross In Hand, TN21 0SS
		S	M	L	Overall	Commentary
						• Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • 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. • Furthermore, the applicant is proposing 5,000m^2 of employment floorspace on the site, this would act as an extension of the existing business park adjacent to the northeast. • A minor positive effect is expected 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 a long journey time to the services and facilities in Heathfield and there is no access to public transport. • Given the scale of the proposed development and the sites proximity to the services and facilities in Heathfield, no significant effect is expected on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary is Cross in Hand primary, approx. 1.5 miles to the east of the site with Heathfield Community College approx. 2.9 miles to the east. There is no bus service to the college.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 547/1920	Name: Land on the northwest side of Fir Grove Road, Cross In Hand, TN21 0SS
		S	M	L	Overall	Commentary	
						• 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 longer term a development of this size may place pressure on education infrastructure and further investigation will be required. Therefore, effects are considered uncertain at this time over the longer term.	

SUMMARY OF RESULTS:	Site No: 547/1920 Land on the northwest side of Fir Grove Road, Cross In Hand, TN21 0SS																			
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. Rosers Cross is classed as an unsustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the village. 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	The site is located within Rosers Cross, which is considered an 'unsustainable settlement' according to the settlement hierarchy, with no access via public transport to a higher order sustainable settlement (Heathfield). The site does, therefore, not conform with the overall spatial strategy for development within Wealden as a whole as it is outside of a sustainable settlement and has no access to public transport and the services and facilities in Heathfield. **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 and SO18 Economy & Employment** The development of the site for housing will contribute to the district's housing need. However, details are lacking as to any affordable housing provision etc. The development would also be able to provide employment floorspace, which would be an expansion of the existing business park adjacent to the northeast of the site. This will contribute to the district's employment floorspace needs. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO9 Biodiversity; SO10 Landscape & Townscape; SO13 Travel & Accessibility and SO15 Health & Wellbeing** 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 site is located wholly with the River Uck & its Headwaters BOA. Development could adversely impact on the objectives of the priority habitat and ancient woodland, whilst development will be able to provide at least 20% BNG it is possible to be accommodated on site.

	The site is sloping in nature meaning development would be highly visible in views to / from the south. The site is also within the High Weald National Landscape Character and could adversely affect the designation. Significant landscape mitigation would be required. The site is isolated from services and facilities with a long distance to the nearest bus stop and no existing pedestrian access. Furthermore, the highway in this location is narrow and widening the road along with the provision of a footpath would not be achievable. **No significant effect: SO11 Historic & Cultural Heritage and SO19 Town & Village Centres** The type of development and the site's location means 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 rejected for allocation primarily due to the site's lack of access to services, facilities and public transport, also there is no pedestrian access to the site and the highway verges are too narrow to widen for two way traffic and a footpath. Additionally, development of the site would require significant landscape mitigation would be required due to the site's prominent location within the High Weald NL and River Uck and its Headwaters BOA. The site would be contrary to the overall spatial strategy for Wealden as it is located outside of a sustainable development with no access to public transport, with Rosers Cross providing no services or facilities.

SHELAA Ref: 560/1210 **SITE:** Land at Tintern, Little London Road, Heathfield

SUSTAINABILITY OBJECTIVE		Effects				Site No: 560/1210 Name: Land at Tintern, Little London Road, Heathfield, TN21 0LU
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a residential dwelling and associated curtilage. • The site is 0.4ha in size and proposed for residential development of 6 (net) dwellings by the applicant. • The site is located to the west of the residential fringe of Heathfield, to the west of the A267. • Heathfield 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. 250m (less than a 10-minute walk) from the nearest bus stop, which is located at the junction between Pages Hill and the A265 to the north of the site. The bus stop is accessible via a footpath along the A267 and Pages Hill. Journey times to the centre of Heathfield are approx. 2-minutes. • There is no train station at Heathfield, the closest being in Uckfield approx. 8 miles west of the site. This is accessible via the bus service from Heathfield, with an hourly service and journey time of approx. 23 minutes. • The site is within a 16-minute walk of the High Street in Heathfield with its services and amenities and is accessible via the footpath along the A265. • 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 and on foot. • However, development of the site is still 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: 560/1210 Name: Land at Tintern, Little London Road, Heathfield, TN21 0LU
		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 is no risk of surface water flooding. • The site is a mix of greenfield and brownfield land currently, however the intensification of development of the site could introduce further 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. • 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 proposed development and the site passes the sequential test.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 560/1210 Name: Land at Tintern, Little London Road, Heathfield, TN21 0LU
		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 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. • 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. • 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 safeguarded for waste or minerals operations. • The site is a mixed greenfield and brownfield site and its proposed development does represent an efficient use of land to some degree. • 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: 560/1210 Name: Land at Tintern, Little London Road, Heathfield, TN21 0LU
		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 both construction and operation of any development
SO7	POLLUTION					• The site is located within an area considered to be 'brighter' by CPREs light pollution mapping and coupled with the quantum of development proposed, it is considered there will be minimal / no light pollution from development of the site. 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 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 has access to a bus stop within 250m and has good pedestrian access via existing footpaths. This provides a viable alternative mode of transport for future residents to using their car, which could help reduce air pollution. • The site is also within a 16-minute walk of Heathfield High Street. • Given the size of the site, and proximity to public transport, 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: 560/1210 Name: Land at Tintern, Little London Road, Heathfield, TN21 0LU
		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 are established trees and hedgerows at the rear of the site which provide good wildlife corridors and stepping stones to the wider area to the north, the High Weald National Landscape. • These trees and hedgerows contribute to the sites 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. • 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 that there is connectivity to the wider area to the north and the potential for development to adversely affect the trees and hedgerows, but acknowledging other Local Plan policies will help to protect these, it is considered the effect is uncertain at this time.
SO9	BIODIVERSITY					• There are no designated biodiversity sites, Priority Habitats or irreplaceable habitats within the site or in close proximity. Development of the site is therefore unlikely to impact on any of these features. • The Heathfield Habitat Link BOA adjoins part of the site's western boundary and development could have an impact on this. Mitigation would be required. • 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 established trees and hedgerows at the rear of the site make a small contribution to the site's biodiversity. Development would need to seek to retain and enhance these features for 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: 560/1210 Name: Land at Tintern, Little London Road, Heathfield, TN21 0LU
		S	M	L	Overall	Commentary
SO10	LANDSCAPE & TOWNSCAPE					• This site was not individually assessed in the Landscape Evidence Base but is within the Heathfield Assessment Unit which is considered to have a moderate to high sensitivity to development due the site being located in a prominent position between the settlement fringe and the High Weald National Landscape. • However, this site is on the edge of the existing built form of Heathfield and is visually well contained in the wider landscape to the north by thick woodland. It is considered that the impact of development could be mitigated through landscaping and careful design. • Given the fact there are no details as to the design and layout of proposed development but taking account of the size and location of the site and the likelihood of mitigation through landscaping and careful design, no significant effects are 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 currently has no vehicle or pedestrian access, without demolishing the existing dwelling. • Alternatively, access may be possible, subject to agreement over third party land, via the development on the land to the northwest (SHELAA 566/1210). • There is an existing footpath along the west side of the A267. • The nearest bus stop lies 250m to the east of the site, and there is safe pedestrian access via existing footpaths along the A267 and Pages Hill.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 560/1210 Name: Land at Tintern, Little London Road, Heathfield, TN21 0LU
		S	M	L	Overall	Commentary
						• Bus services to Heathfield and its amenities run very frequently, with a journey time of approx. 2-minutes. • The train station at Uckfield can be reached via the bus service, and this takes approx. 23-minutes from the bus stop on the High Street. • It is around a 16-minute walk to the centre of Heathfield via existing footpaths along the north side of the A265. • 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 negative given the site would not be able to achieve access to accommodate development without third-party land.
SO14	HOUSING					• The site is proposing 6 (net) dwellings which will make a contribution to meeting the district's housing need within 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 Heathfield Surgery in Heathfield High Street, approx. 0.3 miles (a 5-minute walk or 4-minute bus journey) from the site. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Heathfield. 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 a deficit in parks and gardens, amenity greenspace and play provision within Heathfield & Waldron Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls i.e. provide play equipment at sites and ensure the high quality of Heathfield Recreation Ground.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 560/1210 Name: Land at Tintern, Little London Road, Heathfield, TN21 0LU
		S	M	L	Overall	Commentary
						• The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is small shortfall in 3G pitch provision in the Heathfield and Rural South area and an overall insufficient supply of rugby pitches. • The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. • The site is not proposing 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. • Given the scale of proposed development, it is considered there will be no significant impact on this SA Objective.
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 &					• The site is not proposing any retail floorspace.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 560/1210 Name: Land at Tintern, Little London Road, Heathfield, TN21 0LU
		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 Heathfield and has access to a bus service to the High Street with short journey times as well as being within a short walking distance.. • Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Heathfield, this will help support the vitality and viability of the services within Heathfield. • Minor positive effects are expected on this SA Objective
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary is Cross in Hand primary, approx. 800m south of the site and accessible on foot, with Heathfield Community College approx. 1.8 miles to the south-east. There is a bus service to the college with a journey time of approx. 19-minutes. • 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 given the proposed quantum of development.

SUMMARY OF RESULTS:	Site No: 560/1210 Name: Land at Tintern, Little London Road, Heathfield, TN21 0LU																			
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. Heathfield 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	The site is located on the edge of Heathfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Heathfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has good access to public transport and the services and facilities in Heathfield. The site is bound by residential development to the east, south and west and by the High Weald National Landscape to the north. However it is visually well contained in the wider landscape to the north by thick woodland. **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 and SO19 Town & Village Centre** 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. Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Heathfield, this will help support the vitality and viability of the services within Heathfield. **Major negative effects: SO13 Travel & Accessibility** The site has been rejected for allocation as the site cannot achieve a suitable access without coming forward in conjunction with the adjacent land (SHELAA 566/1210 and 560/1210). **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.

	No significant effect: SO4 Water resources/Quality; SO7 Pollution; SO8 Green and Blue Infrastructure; SO10 Landscape & Townscape; SO15 Health & Wellbeing; SO18 Economy & Employment and SO20 Education & Skills The scale of proposed development and the site's location means 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 has been rejected for allocation as the site cannot achieve a suitable access without coming forward in conjunction with the adjacent land (SHELAA 566/1210). Furthermore, the site located on the fringe of the western residential area of Heathfield, on the edge of the High Weald National Landscape, and it is unknown whether the design of any development on this site would be detrimental on the protected landscape.

SHELAA Ref: 561/1210 **SITE:** Morrensfield, Little London Road, Heathfield

SUSTAINABILITY OBJECTIVE		Effects				Site No: 561/1210 Name: Morrensfield, Little London Road, Heathfield, TN21 0LU
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a residential dwelling and associated curtilage. • The site is 0.39ha in size and proposed for residential development although the quantum has not been provided by the applicant. • The site is located to the west of the residential fringe of Heathfield, to the west of the A267. • Heathfield 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. 250m (less than a 10-minute walk) from the nearest bus stop, which is located at the junction between Pages Hill and the A265 to the north of the site. The bus stop is accessible via a footpath along the A267 and Pages Hill. Journey times to the centre of Heathfield are approx. 2-minutes. • There is no train station at Heathfield, the closest being in Uckfield approx. 8 miles west of the site. This is accessible via the bus service from Heathfield, with an hourly service and journey time of approx. 23 minutes. • The site is within a 16-minute walk of the High Street in Heathfield with its services and amenities and is accessible via the footpath along the A265. • 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 and on foot. • However, development of the site is still 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: 561/1210 Name: Morrensfield, Little London Road, Heathfield, TN21 0LU
		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 is no risk of surface water flooding. • The site is a mix of greenfield and brownfield land currently, however the intensification of development of the site could introduce further 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. • 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 proposed development and the site passes the sequential test.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 561/1210 Name: Morrensfield, Little London Road, Heathfield, TN21 0LU
		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 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. • 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. • 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 safeguarded for waste or minerals operations. • The site is a mixed greenfield and brownfield site and its proposed development does represent an efficient use of land to some degree. • 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: 561/1210 Name: Morrensfield, Little London Road, Heathfield, TN21 0LU
		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 both construction and operation of any development
SO7	POLLUTION					• The site is located within an area considered to be 'brighter' by CPREs light pollution mapping and coupled with the quantum of development proposed, it is considered there will be minimal / no light pollution from development of the site. 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 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 has access to a bus stop within 250m and has good pedestrian access via existing footpaths. This provides a viable alternative mode of transport for future residents to using their car, which could help reduce air pollution. • The site is also within a 16-minute walk of Heathfield High Street. • Given the size of the site, and proximity to public transport, 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: 561/1210 Name: Morrensfield, Little London Road, Heathfield, TN21 0LU
		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 are established trees and hedgerows at the rear of the site which provide good wildlife corridors and stepping stones to the wider area to the north, the High Weald National Landscape. • These trees and hedgerows contribute to the sites 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. • 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 that there is connectivity to the wider area to the north and the potential for development to adversely affect the trees and hedgerows, but acknowledging other Local Plan policies will help to protect these, it is considered the effect is uncertain at this time.
SO9	BIODIVERSITY					• There are no designated biodiversity sites or irreplaceable habitats within the site or in close proximity. Development of the site is therefore unlikely to impact on any of these features. • There are Priority Habitat deciduous woodlands along the southern and eastern boundaries. • The Heathfield Habitat Link BOA adjoins part of the site's western boundary and development could have an impact on this. Mitigation would be required. • 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 established trees and hedgerows at the rear of the site make a small contribution to the site's biodiversity. Development would need to seek to retain and enhance these features for biodiversity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 561/1210 Name: Morrensfield, Little London Road, Heathfield, TN21 0LU
		S	M	L	Overall	Commentary
						• The effect on this SA Objective is considered to be uncertain, as the site would be too narrow on its own to be able to provide the necessary mitigation measures for the priority habitat along the site's boundaries that would need to be implemented alongside any development.
SO10	LANDSCAPE & TOWNSCAPE					• This site was not individually assessed in the Landscape Evidence Base but is within the Heathfield Assessment Unit which is considered to have a moderate to high sensitivity to development due the site being located in a prominent position between the settlement fringe and the High Weald National Landscape. • However, this site is on the edge of the existing built form of Heathfield and is visually well contained in the wider landscape to the north by thick woodland. It is considered that the impact of development could be mitigated through landscaping and careful design. • Given the fact there are no details as to the design and layout of proposed development but taking account of the size and location of the site and the likelihood of mitigation through landscaping and careful design, no significant effects are 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's currently has no vehicle or pedestrian access, without demolishing the existing dwelling.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 561/1210 Name: Morrensfield, Little London Road, Heathfield, TN21 0LU
		S	M	L	Overall	Commentary
						• Alternatively, access may be possible, subject to agreement over third party land, via the development on the land to the northwest (SHELAA 566/1210 and 560/1210). • There is an existing footpath along the west side of the A267. • The nearest bus stop lies 250m to the east of the site, and there is safe pedestrian access via existing footpaths along the A267 and Pages Hill. • Bus services to Heathfield and its amenities run very frequently, with a journey time of approx. 2-minutes. • The train station at Uckfield can be reached via the bus service, and this takes approx. 23-minutes from the bus stop on the High Street. • It is around a 16-minute walk to the centre of Heathfield via existing footpaths along the north side of the A265. • 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 negative given the site would not be able to achieve access to accommodate development without third-party land.
SO14	HOUSING					• The site is proposing 6 (net) dwellings which will make a contribution to meeting the district's housing need within 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 Heathfield Surgery in Heathfield High Street, approx. 0.3 miles (a 5-minute walk or 4-minute bus journey) from the site. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Heathfield. The development of this site may have some impact on GP capacity, but it is considered that this would be minimal.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 561/1210 Name: Morrensfield, Little London Road, Heathfield, TN21 0LU
		S	M	L	Overall	Commentary
						• The Wealden Open Space Study 2022 concludes that there is a deficit in parks and gardens, amenity greenspace and play provision within Heathfield & Waldron Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls i.e. provide play equipment at sites and ensure the high quality of Heathfield Recreation Ground. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is small shortfall in 3G pitch provision in the Heathfield and Rural South area and an overall insufficient supply of rugby pitches. • The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. • The site is not proposing 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. • Given the scale of proposed development, it is considered there will be no significant impact on this SA Objective.
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: 561/1210 Name: Morrensfield, Little London Road, Heathfield, TN21 0LU
		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 Heathfield and has access to a bus service to the High Street with short journey times as well as being within a short walking distance.. • Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Heathfield, this will help support the vitality and viability of the services within Heathfield. • Minor positive effects are expected on this SA Objective
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary is Cross in Hand primary, approx. 800m south of the site and accessible on foot, with Heathfield Community College approx. 1.8 miles to the south-east. There is a bus service to the college with a journey time of approx. 19-minutes. • 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 given the proposed quantum of development.

SUMMARY OF RESULTS:	Site No: 561/1210 Name: Morrensfield, Little London Road, Heathfield, TN21 0LU																			
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. Heathfield 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	The site is located on the edge of Heathfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Heathfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has good access to public transport and the services and facilities in Heathfield. The site is bound by residential development to the east, south and west and by the High Weald National Landscape to the north. However it is visually well contained in the wider landscape to the north by thick woodland. **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 and SO19 Town & Village Centre** 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. Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Heathfield, this will help support the vitality and viability of the services within Heathfield. **Major negative effects: SO13 Travel & Accessibility** The site has been rejected for allocation as the site cannot achieve a suitable access without coming forward in conjunction with the adjacent land (SHELAA 566/1210 and 560/1210). **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 production, although the application of Local Plan policies should mitigate any negative impact.

	No significant effect: SO4 Water resources/Quality; SO7 Pollution; SO8 Green and Blue Infrastructure; SO10 Landscape & Townscape; SO15 Health & Wellbeing; SO18 Economy & Employment and SO20 Education & Skills The scale of proposed development and the site's location means 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 has been rejected for allocation as the site cannot achieve a suitable access without coming forward in conjunction with the adjacent land (SHELAA 566/1210 and 560/1210). Additionally, the site on its own would not be able to provide suitable buffers for the priority habitat deciduous woodland along its borders as it is too small. Finally, the site located on the fringe of the western residential area of Heathfield, on the edge of the High Weald National Landscape, and it is unknown whether the design of any development on this site would be detrimental on the protected landscape.

SHELAA Ref: 562/1210 **SITE:** Pine Ridge, Little London Road, Heathfield

SUSTAINABILITY OBJECTIVE		Effects				Site No: 562/1210 Name: Pine Ridge, Little London Road, Heathfield, TN21 0LT
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a residential dwelling and associated curtilage. • The site is 1.59ha in size and proposed for residential development of 40 (net) dwellings by the applicant. • The site is located to the west of the residential fringe of Heathfield, to the west of the A267. • Heathfield 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. 250m (less than a 10-minute walk) from the nearest bus stop, which is located at the junction between Pages Hill and the A265 to the west of the site. The bus stop is accessible via a footpath along the A267 and Pages Hill. Journey times to the centre of Heathfield are approx. 2-minutes. • There is no train station at Heathfield, the closest being in Uckfield approx. 8 miles west of the site. This is accessible via the bus service from Heathfield, with an hourly service and journey time of approx. 23 minutes. • The site is within a 16-minute walk of the High Street in Heathfield with its services and amenities and is accessible via the footpath along the A265. • 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 and on foot. • However, development of the site is still 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: 562/1210 Name: Pine Ridge, Little London Road, Heathfield, TN21 0LT
		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 is no risk of surface water flooding. • The site is a mix of greenfield and brownfield land currently, however the intensification of development of the site could introduce further 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. • 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 proposed development and the site passes the sequential test.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 562/1210 Name: Pine Ridge, Little London Road, Heathfield, TN21 0LT
		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 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 residetns 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. • 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 safeguarded for waste or minerals operations. • The site is a mixed greenfield and brownfield site and its proposed development does represent an efficient use of land to some degree. • 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: 562/1210 Name: Pine Ridge, Little London Road, Heathfield, TN21 0LT
		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 both construction and operation of any development
SO7	POLLUTION					• The site is located within an area considered to be 'brighter' by CPREs light pollution mapping and coupled with the quantum of development proposed, it is considered there will be minimal / no light pollution from development of the site. 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 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 has access to a bus stop within 250m and has good pedestrian access via existing footpaths. This provides a viable alternative mode of transport for future residents to using their car, which could help reduce air pollution. • The site is also within a 16-minute walk of Heathfield High Street. • Given the size of the site, and proximity to public transport, 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: 562/1210 Name: Pine Ridge, Little London Road, Heathfield, TN21 0LT
		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 are established trees and hedgerows at the rear of the site which provide good wildlife corridors and stepping stones to the wider area to the north, the High Weald National Landscape. • These trees and hedgerows contribute to the sites 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. • 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 that there is connectivity to the wider area to the north and the potential for development to adversely affect the trees and hedgerows, but acknowledging other Local Plan policies will help to protect these, it is considered the effect is uncertain at this time.
SO9	BIODIVERSITY					• The rear of the site is within the High Weald National Landscape. Development of the site is therefore may be detrimental to these features. • There are Priority Habitat deciduous woodlands along the southern and eastern boundaries. • The Heathfield Habitat Link BOA adjoins part of the site's western boundary and development could have an impact on this. Mitigation would be required. • 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 established trees and hedgerows at the rear of the site make a small contribution to the site's biodiversity. Development would need to seek to retain and enhance these features for biodiversity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 562/1210 Name: Pine Ridge, Little London Road, Heathfield, TN21 0LT
		S	M	L	Overall	Commentary
						• The effect on this SA Objective is considered to be minor negative, as the site as the rear of the site is within the High Weald National Landscape and the part of the site outside of the this area would be too small for development.
SO10	LANDSCAPE & TOWNSCAPE					• This site was not individually assessed in the Landscape Evidence Base but is within the Heathfield Assessment Unit which is considered to have a moderate to high sensitivity to development due the site being located in a prominent position between the settlement fringe and part of the site being within the High Weald National Landscape. • However, this site is on the edge of the existing built form of Heathfield and is visually well contained in the wider landscape to the north by thick woodland. It is considered that the impact of development could be mitigated through landscaping and careful design. • Given the fact there are no details as to the design and layout of proposed development but the majority of the site is within the High Weald National Landscape, therefore minor negative effects are 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 currently has no vehicle or pedestrian access, without demolishing the existing dwelling. • Alternatively, access may be possible, subject to the site coming forward for development with adjacent third party land (SHELAA 564/1210 and 568/1210).

SUSTAINABILITY OBJECTIVE		Effects				Site No: 562/1210 Name: Pine Ridge, Little London Road, Heathfield, TN21 0LT
		S	M	L	Overall	Commentary
						• There is an existing footpath along the west side of the A267. • The nearest bus stop lies 250m to the east of the site, and there is safe pedestrian access via existing footpaths along the A267 and Pages Hill. • Bus services to Heathfield and its amenities run very frequently, with a journey time of approx. 2-minutes. • The train station at Uckfield can be reached via the bus service, and this takes approx. 23-minutes from the bus stop on the High Street. • It is around a 16-minute walk to the centre of Heathfield via existing footpaths along the north side of the A265. • 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 negative given the site would not be able to achieve access to accommodate development without third-party land.
SO14	HOUSING					• The site is proposing 40 (net) dwellings which will make a contribution to meeting the district's housing need within 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 Heathfield Surgery in Heathfield High Street, approx. 0.3 miles (a 5-minute walk or 4-minute bus journey) from the site. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Heathfield. 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 a deficit in parks and gardens, amenity greenspace and play provision within Heathfield & Waldron Parish and

SUSTAINABILITY OBJECTIVE		Effects				Site No: 562/1210 Name: Pine Ridge, Little London Road, Heathfield, TN21 0LT
		S	M	L	Overall	Commentary
						prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls i.e. provide play equipment at sites and ensure the high quality of Heathfield Recreation Ground. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is small shortfall in 3G pitch provision in the Heathfield and Rural South area and an overall insufficient supply of rugby pitches. • The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. • The site is not proposing 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. • Given the scale of proposed development, it is considered there will be no significant impact on this SA Objective.
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: 562/1210 Name: Pine Ridge, Little London Road, Heathfield, TN21 0LT
		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 Heathfield and has access to a bus service to the High Street with short journey times as well as being within a short walking distance. • Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Heathfield, this will help support the vitality and viability of the services within Heathfield. • Minor positive effects are expected on this SA Objective
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary is Cross in Hand primary, approx. 800m south of the site and accessible on foot, with Heathfield Community College approx. 1.8 miles to the south-east. There is a bus service to the college with a journey time of approx. 19-minutes. • 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 given the proposed quantum of development.

SUMMARY OF RESULTS:	Site No: 562/1210 Name: Pine Ridge, Little London Road, Heathfield, TN21 0LT																			
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. Heathfield 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	The site is located on the edge of Heathfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Heathfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has good access to public transport and the services and facilities in Heathfield. The site is bound by residential development to the east, south and west and by the High Weald National Landscape to the north. However it is visually well contained in the wider landscape to the north by thick woodland. **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 and SO19 Town & Village Centre** 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. Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Heathfield, this will help support the vitality and viability of the services within Heathfield. **Major negative effects: SO13 Travel & Accessibility** The site has been rejected for allocation as the site cannot achieve a suitable access without coming forward in conjunction with the adjacent land (SHELAA 564/1210 and 568/1210). **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 production, although the application of Local Plan policies should mitigate any negative impact.

	No significant effect: SO4 Water resources/Quality; SO7 Pollution; SO8 Green and Blue Infrastructure; SO10 Landscape & Townscape; SO15 Health & Wellbeing; SO18 Economy & Employment and SO20 Education & Skills The scale of proposed development and the site's location means 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 has been rejected for allocation as the site cannot achieve a suitable access without coming forward in conjunction with the adjacent land (SHELAA 564/1210 and 568/1210). Furthermore, the site located on the fringe of the western residential area of Heathfield, some of the site is within High Weald National Landscape, and development of the site would be detrimental to the biodiversity and landscape of this protected landscape, particularly as the site is located in a prominent area on the fringe of the settlement.

SHELAA Ref: 564/1210 **SITE:** Old Common, Little London Road, Heathfield

SUSTAINABILITY OBJECTIVE		Effects				Site No: 564/1210 Name: Old Common, Little London Road, Heathfield, TN21 0LT
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a residential dwelling and associated curtilage. • The site is 0.66ha in size and proposed for residential development of 40 (net) dwellings by the applicant. • The site is located to the west of the residential fringe of Heathfield, to the west of the A267. • Heathfield 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. 250m (less than a 10-minute walk) from the nearest bus stop, which is located at the junction between Pages Hill and the A265 to the west of the site. The bus stop is accessible via a footpath along the A267 and Pages Hill. Journey times to the centre of Heathfield are approx. 2-minutes. • There is no train station at Heathfield, the closest being in Uckfield approx. 8 miles west of the site. This is accessible via the bus service from Heathfield, with an hourly service and journey time of approx. 23 minutes. • The site is within a 16-minute walk of the High Street in Heathfield with its services and amenities and is accessible via the footpath along the A265. • 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 and on foot. • However, development of the site is still 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: 564/1210 Name: Old Common, Little London Road, Heathfield, TN21 0LT
		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 is no risk of surface water flooding. • The site is a mix of greenfield and brownfield land currently, however the intensification of development of the site could introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The southern corner of the site has areas that are risk of surface water flooding. • The site is not within 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 564/1210 Name: Old Common, Little London Road, Heathfield, TN21 0LT
		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 the site is not at risk of fluvial, or groundwater, although there is a risk of surface water flooding, but 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, with suitable mitigation.
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. • 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 safeguarded for waste or minerals operations. • The site is a mixed greenfield and brownfield site and its proposed development does represent an efficient use of land to some degree. • 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: 564/1210 Name: Old Common, Little London Road, Heathfield, TN21 0LT
		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 both construction and operation of any development
SO7	POLLUTION					• The site is located within an area considered to be 'brighter' by CPREs light pollution mapping and coupled with the quantum of development proposed, it is considered there will be minimal / no light pollution from development of the site. 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 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 has access to a bus stop within 250m and has good pedestrian access via existing footpaths. This provides a viable alternative mode of transport for future residents to using their car, which could help reduce air pollution. • The site is also within a 16-minute walk of Heathfield High Street. • Given the size of the site, and proximity to public transport, 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: 564/1210 Name: Old Common, Little London Road, Heathfield, TN21 0LT
		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 are established trees and hedgerows at the rear of the site which provide good wildlife corridors and stepping stones to the wider area to the north, the High Weald National Landscape. • These trees and hedgerows contribute to the sites 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. • 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 that there is connectivity to the wider area to the north and the potential for development to adversely affect the trees and hedgerows, but acknowledging other Local Plan policies will help to protect these, it is considered the effect is uncertain at this time.
SO9	BIODIVERSITY					• The rear of the site is within the High Weald National Landscape. Development of the site is therefore may be detrimental to these features. • There are Priority Habitat deciduous woodlands along the southern and eastern boundaries. • The Heathfield Habitat Link BOA adjoins part of the site's western boundary and development could have an impact on this. Mitigation would be required. • 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 established trees and hedgerows at the rear of the site make a small contribution to the site's biodiversity. Development would need to seek to retain and enhance these features for biodiversity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 564/1210 Name: Old Common, Little London Road, Heathfield, TN21 0LT
		S	M	L	Overall	Commentary
						• The effect on this SA Objective is considered to be minor negative, as the site as the rear of the site is within the High Weald National Landscape and the part of the site outside of the this area would be too small for development.
SO10	LANDSCAPE & TOWNSCAPE					• This site was not individually assessed in the Landscape Evidence Base but is within the Heathfield Assessment Unit which is considered to have a moderate to high sensitivity to development due the site being located in a prominent position between the settlement fringe and part of the site being within the High Weald National Landscape. • However, this site is on the edge of the existing built form of Heathfield and is visually well contained in the wider landscape to the north by thick woodland. It is considered that the impact of development could be mitigated through landscaping and careful design. • Given the fact there are no details as to the design and layout of proposed development but the majority of the site is within the High Weald National Landscape, therefore minor negative effects are 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's currently has no vehicle or pedestrian access, without demolishing the existing dwelling. • Alternatively, access may be possible, subject to the site coming forward for development with adjacent third party land (SHELAA 562/1210 and 568/1210).

SUSTAINABILITY OBJECTIVE		Effects				Site No: 564/1210 Name: Old Common, Little London Road, Heathfield, TN21 0LT
		S	M	L	Overall	Commentary
						• There is an existing footpath along the west side of the A267. • The nearest bus stop lies 250m to the east of the site, and there is safe pedestrian access via existing footpaths along the A267 and Pages Hill. • Bus services to Heathfield and its amenities run very frequently, with a journey time of approx. 2-minutes. • The train station at Uckfield can be reached via the bus service, and this takes approx. 23-minutes from the bus stop on the High Street. • It is around a 16-minute walk to the centre of Heathfield via existing footpaths along the north side of the A265. • 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 negative given the site would not be able to achieve access to accommodate development without third-party land.
SO14	HOUSING					• The site is proposing 40 (net) dwellings which will make a contribution to meeting the district's housing need within 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 Heathfield Surgery in Heathfield High Street, approx. 0.3 miles (a 5-minute walk or 4-minute bus journey) from the site. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Heathfield. 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 a deficit in parks and gardens, amenity greenspace and play provision within Heathfield & Waldron Parish and

SUSTAINABILITY OBJECTIVE		Effects				Site No: 564/1210 Name: Old Common, Little London Road, Heathfield, TN21 0LT
		S	M	L	Overall	Commentary
						prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls i.e. provide play equipment at sites and ensure the high quality of Heathfield Recreation Ground. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is small shortfall in 3G pitch provision in the Heathfield and Rural South area and an overall insufficient supply of rugby pitches. • The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. • The site is not proposing 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. • Given the scale of proposed development, it is considered there will be no significant impact on this SA Objective.
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: 564/1210 Name: Old Common, Little London Road, Heathfield, TN21 0LT
		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 Heathfield and has access to a bus service to the High Street with short journey times as well as being within a short walking distance. • Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Heathfield, this will help support the vitality and viability of the services within Heathfield. • Minor positive effects are expected on this SA Objective
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary is Cross in Hand primary, approx. 800m south of the site and accessible on foot, with Heathfield Community College approx. 1.8 miles to the south-east. There is a bus service to the college with a journey time of approx. 19-minutes. • 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 given the proposed quantum of development.

SUMMARY OF RESULTS:	Site No: 564/1210 Name: Old Common, Little London Road, Heathfield, TN21 0LT																			
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. Heathfield 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	The site is located on the edge of Heathfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Heathfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has good access to public transport and the services and facilities in Heathfield. The site is bound by residential development to the east, south and west and by the High Weald National Landscape to the north. However it is visually well contained in the wider landscape to the north by thick woodland. **Major positive effects: None** **Minor positive effects: SO3 Flood Risk; SO14 Housing and SO19 Town & Village Centre** 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. 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. Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Heathfield, this will help support the vitality and viability of the services within Heathfield. **Major negative effects: SO13 Travel & Accessibility** The site has been rejected for allocation as the site cannot achieve a suitable access without coming forward in conjunction with the adjacent land (SHELAA 562/1210 and 568/1210). **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 production, although the application of Local Plan policies should mitigate any negative impact.

	No significant effect: SO4 Water resources/Quality; SO7 Pollution; SO8 Green and Blue Infrastructure; SO10 Landscape & Townscape; SO15 Health & Wellbeing; SO18 Economy & Employment and SO20 Education & Skills The scale of proposed development and the site's location means 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 has been rejected for allocation as the site cannot achieve a suitable access without coming forward in conjunction with the adjacent land (SHELAA 562/1210 and 568/1210). Furthermore, the site located on the fringe of the western residential area of Heathfield, some of the site is within High Weald National Landscape, and development of the site would be detrimental to the biodiversity and landscape of this protected landscape, particularly as the site is located in a prominent area on the fringe of the settlement.

SHELAA Ref: 565/1210 **SITE:** Lion's Lodge, Little London Road, Heathfield

SUSTAINABILITY OBJECTIVE		Effects				Site No: 565/1210 Name: Lion's Lodge, Little London Road, Heathfield, TN21 0LU
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a residential dwelling and associated curtilage. • The site is 0.38ha in size and proposed for residential development although the quantum has not been provided by the applicant. • The site is located to the west of the residential fringe of Heathfield, to the west of the A267. • Heathfield 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. 250m (less than a 10-minute walk) from the nearest bus stop, which is located at the junction between Pages Hill and the A265 to the north of the site. The bus stop is accessible via a footpath along the A267 and Pages Hill. Journey times to the centre of Heathfield are approx. 2-minutes. • There is no train station at Heathfield, the closest being in Uckfield approx. 8 miles west of the site. This is accessible via the bus service from Heathfield, with an hourly service and journey time of approx. 23 minutes. • The site is within a 16-minute walk of the High Street in Heathfield with its services and amenities and is accessible via the footpath along the A265. • 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 and on foot. • However, development of the site is still 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: 565/1210 Name: Lion's Lodge, Little London Road, Heathfield, TN21 0LU
		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 is no risk of surface water flooding. • The site is a mix of greenfield and brownfield land currently, however the intensification of development of the site could introduce further 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. • 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 proposed development and the site passes the sequential test.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 565/1210 Name: Lion's Lodge, Little London Road, Heathfield, TN21 0LU
		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 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. • 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. • 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 safeguarded for waste or minerals operations. • The site is a mixed greenfield and brownfield site and its proposed development does represent an efficient use of land to some degree. • 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: 565/1210 Name: Lion's Lodge, Little London Road, Heathfield, TN21 0LU
		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 both construction and operation of any development
SO7	POLLUTION					• The site is located within an area considered to be 'brighter' by CPREs light pollution mapping and coupled with the quantum of development proposed, it is considered there will be minimal / no light pollution from development of the site. 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 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 has access to a bus stop within 250m and has good pedestrian access via existing footpaths. This provides a viable alternative mode of transport for future residents to using their car, which could help reduce air pollution. • The site is also within a 16-minute walk of Heathfield High Street. • Given the size of the site, and proximity to public transport, 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: 565/1210 Name: Lion's Lodge, Little London Road, Heathfield, TN21 0LU
		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 are established trees and hedgerows at the rear of the site which provide good wildlife corridors and stepping stones to the wider area to the north, the High Weald National Landscape. • These trees and hedgerows contribute to the sites 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. • 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 that there is connectivity to the wider area to the north and the potential for development to adversely affect the trees and hedgerows, but acknowledging other Local Plan policies will help to protect these, it is considered the effect is uncertain at this time.
SO9	BIODIVERSITY					• There are no designated biodiversity sites or irreplaceable habitats within the site or in close proximity. Development of the site is therefore unlikely to impact on any of these features. • The entire site is covered by Priority Habitat deciduous woodland. • The Heathfield Habitat Link BOA adjoins part of the site's western boundary and development could have an impact on this. Mitigation would be required. • 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 established trees and hedgerows at the rear of the site make a small contribution to the site's biodiversity. Development would need to seek to retain and enhance these features for biodiversity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 565/1210 Name: Lion's Lodge, Little London Road, Heathfield, TN21 0LU
		S	M	L	Overall	Commentary
						• The effect on this SA Objective is considered to be uncertain, as the site is entirely covered by priority habitat that would need to be removed for development of the site.
SO10	LANDSCAPE & TOWNSCAPE					• This site was not individually assessed in the Landscape Evidence Base but is within the Heathfield Assessment Unit which is considered to have a moderate to high sensitivity to development due the site being located in a prominent position between the settlement fringe and the High Weald National Landscape. • However, this site is on the edge of the existing built form of Heathfield and is visually well contained in the wider landscape to the north by thick woodland. It is considered that the impact of development could be mitigated through landscaping and careful design. • Given the fact there are no details as to the design and layout of proposed development but taking account of the size and location of the site and the likelihood of mitigation through landscaping and careful design, no significant effects are 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 currently has no vehicle or pedestrian access, without demolishing the existing dwelling. • Alternatively, access may be possible, subject to agreement over third party land, via the development on the land to the northwest (SHELAA 566/1210 and 560/1210).

SUSTAINABILITY OBJECTIVE		Effects				Site No: 565/1210 Name: Lion's Lodge, Little London Road, Heathfield, TN21 0LU
		S	M	L	Overall	Commentary
						• There is an existing footpath along the west side of the A267. • The nearest bus stop lies 250m to the east of the site, and there is safe pedestrian access via existing footpaths along the A267 and Pages Hill. • Bus services to Heathfield and its amenities run very frequently, with a journey time of approx. 2-minutes. • The train station at Uckfield can be reached via the bus service, and this takes approx. 23-minutes from the bus stop on the High Street. • It is around a 16-minute walk to the centre of Heathfield via existing footpaths along the north side of the A265. • 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 negative given the site would not be able to achieve access to accommodate development without third-party land.
SO14	HOUSING					• The site is proposing 6 (net) dwellings which will make a contribution to meeting the district's housing need within 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 Heathfield Surgery in Heathfield High Street, approx. 0.3 miles (a 5-minute walk or 4-minute bus journey) from the site. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Heathfield. 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 a deficit in parks and gardens, amenity greenspace and play provision within Heathfield & Waldron Parish and

SUSTAINABILITY OBJECTIVE		Effects				Site No: 565/1210 Name: Lion's Lodge, Little London Road, Heathfield, TN21 0LU
		S	M	L	Overall	Commentary
						prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls i.e. provide play equipment at sites and ensure the high quality of Heathfield Recreation Ground. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is small shortfall in 3G pitch provision in the Heathfield and Rural South area and an overall insufficient supply of rugby pitches. • The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. • The site is not proposing 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. • Given the scale of proposed development, it is considered there will be no significant impact on this SA Objective.
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: 565/1210 Name: Lion's Lodge, Little London Road, Heathfield, TN21 0LU
		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 Heathfield and has access to a bus service to the High Street with short journey times as well as being within a short walking distance.. • Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Heathfield, this will help support the vitality and viability of the services within Heathfield. • Minor positive effects are expected on this SA Objective
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary is Cross in Hand primary, approx. 800m south of the site and accessible on foot, with Heathfield Community College approx. 1.8 miles to the south-east. There is a bus service to the college with a journey time of approx. 19-minutes. • 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 given the proposed quantum of development.

SUMMARY OF RESULTS:	Site No: 565/1210 Name: Lion's Lodge, Little London Road, Heathfield, TN21 0LU																			
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. Heathfield 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	The site is located on the edge of Heathfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Heathfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has good access to public transport and the services and facilities in Heathfield. The site is bound by residential development to the east, south and west and by the High Weald National Landscape to the north. However it is visually well contained in the wider landscape to the north by thick woodland. **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 and SO19 Town & Village Centre** 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. Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Heathfield, this will help support the vitality and viability of the services within Heathfield. **Major negative effects: SO13 Travel & Accessibility** The site has been rejected for allocation as the site cannot achieve a suitable access without coming forward in conjunction with the adjacent land (SHELAA 566/1210 and 560/1210). **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 production, although the application of Local Plan policies should mitigate any negative impact.

	No significant effect: SO4 Water resources/Quality; SO7 Pollution; SO8 Green and Blue Infrastructure; SO10 Landscape & Townscape; SO15 Health & Wellbeing; SO18 Economy & Employment and SO20 Education & Skills The scale of proposed development and the site's location means 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 has been rejected for allocation as the site cannot achieve a suitable access without coming forward in conjunction with the adjacent land (SHELAA 566/1210, 560/1210 and 561/1210). Additionally, the site is entirely covered by priority habitat deciduous woodland and the removal of this woodland would have substantial impact upon this protect habitat. Finally, the site located on the fringe of the western residential area of Heathfield, on the edge of the High Weald National Landscape, and it is unknown whether the design of any development on this site would be detrimental on the protected landscape.

SHELAA Ref: 566/1210 **SITE:** Crossways House, New Pond Hill, Heathfield

SUSTAINABILITY OBJECTIVE		Effects				Site No: 566/1210 Name: Crossways House, New Pond Hill, Heathfield, TN21 0LX
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a residential dwelling and associated curtilage. • The site is 0.44ha in size and proposed for residential development although the quantum has not been provided by the applicant. • The site is located to the west of the residential fringe of Heathfield, to the west of the A267. • Heathfield 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. 250m (less than a 10-minute walk) from the nearest bus stop, which is located at the junction between Pages Hill and the A265 to the north of the site. The bus stop is accessible via a footpath along the A267 and Pages Hill. Journey times to the centre of Heathfield are approx. 2-minutes. • There is no train station at Heathfield, the closest being in Uckfield approx. 8 miles west of the site. This is accessible via the bus service from Heathfield, with an hourly service and journey time of approx. 23 minutes. • The site is within a 16-minute walk of the High Street in Heathfield with its services and amenities and is accessible via the footpath along the A265. • 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 and on foot. • However, development of the site is still 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: 566/1210 Name: Crossways House, New Pond Hill, Heathfield, TN21 0LX
		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 is no risk of surface water flooding. • The site is a mix of greenfield and brownfield land currently, however the intensification of development of the site could introduce further 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. • 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 proposed development and the site passes the sequential test.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 566/1210 Name: Crossways House, New Pond Hill, Heathfield, TN21 0LX
		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 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. • 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. • 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 safeguarded for waste or minerals operations. • The site is a mixed greenfield and brownfield site and its proposed development does represent an efficient use of land to some degree. • 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: 566/1210 Name: Crossways House, New Pond Hill, Heathfield, TN21 0LX
		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 both construction and operation of any development
SO7	POLLUTION					• The site is located within an area considered to be 'brighter' by CPREs light pollution mapping and coupled with the quantum of development proposed, it is considered there will be minimal / no light pollution from development of the site. 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 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 has access to a bus stop within 250m and has good pedestrian access via existing footpaths. This provides a viable alternative mode of transport for future residents to using their car, which could help reduce air pollution. • The site is also within a 16-minute walk of Heathfield High Street. • Given the size of the site, and proximity to public transport, 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: 566/1210 Name: Crossways House, New Pond Hill, Heathfield, TN21 0LX
		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 are established trees and hedgerows at the rear of the site which provide good wildlife corridors and stepping stones to the wider area to the north, the High Weald National Landscape. • These trees and hedgerows contribute to the sites 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. • 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 that there is connectivity to the wider area to the north and the potential for development to adversely affect the trees and hedgerows, but acknowledging other Local Plan policies will help to protect these, it is considered the effect is uncertain at this time.
SO9	BIODIVERSITY					• There are no designated biodiversity sites, Priority Habitats or irreplaceable habitats within the site or in close proximity. Development of the site is therefore unlikely to impact on any of these features. • The Heathfield Habitat Link BOA adjoins part of the site's western boundary and development could have an impact on this. Mitigation would be required. • 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 established trees and hedgerows at the rear of the site make a small contribution to the site's biodiversity. Development would need to seek to retain and enhance these features for 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: 566/1210 Name: Crossways House, New Pond Hill, Heathfield, TN21 0LX
		S	M	L	Overall	Commentary
SO10	LANDSCAPE & TOWNSCAPE					• This site was not individually assessed in the Landscape Evidence Base but is within the Heathfield Assessment Unit which is considered to have a moderate to high sensitivity to development due the site being located in a prominent position between the settlement fringe and the High Weald National Landscape. • However, this site is on the edge of the existing built form of Heathfield and is visually well contained in the wider landscape to the north by thick woodland. It is considered that the impact of development could be mitigated through landscaping and careful design. • Given the fact there are no details as to the design and layout of proposed development but taking account of the size and location of the site and the likelihood of mitigation through landscaping and careful design, no significant effects are 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 currently has vehicle access onto New Pond Hill to north, although it is currently a field gate. Therefore, substantial improvements would be needed to accommodate residential development. • New Pond Hill would need to be widen to accommodate a suitable access for residential development on the site, however the thick vegetation along the verges mean this would not be achievable.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 566/1210 Name: Crossways House, New Pond Hill, Heathfield, TN21 0LX
		S	M	L	Overall	Commentary
						• There is no pedestrian access to the site as there are no footpaths along this part of New Pond Hill. • There is an existing footpath along the west side of the A267. • The nearest bus stop lies 250m to the east of the site, and there is safe pedestrian access via existing footpaths along the A267 and Pages Hill. • Bus services to Heathfield and its amenities run very frequently, with a journey time of approx. 2-minutes. • The train station at Uckfield can be reached via the bus service, and this takes approx. 23-minutes from the bus stop on the High Street. • It is around a 16-minute walk to the centre of Heathfield via existing footpaths along the north side of the A265. • 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 minor negative given it widening New Pond Hill would not be achievable due to the thick vegetation along the verges. Additionally, there is no pedestrian access to the site.
SO14	HOUSING					• The site is proposing 6 (net) dwellings which will make a contribution to meeting the district's housing need within 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 Heathfield Surgery in Heathfield High Street, approx. 0.3 miles (a 5-minute walk or 4-minute bus journey) from the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 566/1210 Name: Crossways House, New Pond Hill, Heathfield, TN21 0LX
		S	M	L	Overall	Commentary
						• The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Heathfield. 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 a deficit in parks and gardens, amenity greenspace and play provision within Heathfield & Waldron Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls i.e. provide play equipment at sites and ensure the high quality of Heathfield Recreation Ground. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is small shortfall in 3G pitch provision in the Heathfield and Rural South area and an overall insufficient supply of rugby pitches. • The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. • The site is not proposing 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. • Given the scale of proposed development, it is considered there will be no significant impact on this SA Objective.
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: 566/1210 Name: Crossways House, New Pond Hill, Heathfield, TN21 0LX
		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. • 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 Heathfield and has access to a bus service to the High Street with short journey times as well as being within a short walking distance. • Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Heathfield, this will help support the vitality and viability of the services within Heathfield. • Minor positive effects are expected on this SA Objective
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary is Cross in Hand primary, approx. 800m south of the site and accessible on foot, with Heathfield Community College approx. 1.8 miles to the south-east. There is a bus service to the college with a journey time of approx. 19-minutes. • 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 given the proposed quantum of development.

SUMMARY OF RESULTS:	Site No: 566/1210 Name: Crossways House, New Pond Hill, Heathfield, TN21 0LX																			
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. Heathfield 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	The site is located on the edge of Heathfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Heathfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has good access to public transport and the services and facilities in Heathfield. The site is bound by residential development to the east, south and west and by the High Weald National Landscape to the north. However it is visually well contained in the wider landscape to the north by thick woodland. **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 and SO19 Town & Village Centre** 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. Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Heathfield, this will help support the vitality and viability of the services within Heathfield. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste and SO13 Travel & Accessibility** 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. There is no pedestrian access to the site as there are no footpaths along this part of New Pond Hill. Additionally, New Pond Hill would need to be widen to accommodate a suitable access for residential development on the site, however the thick vegetation along the verges mean this would not be achievable.

	No significant effect: SO4 Water resources/Quality; SO7 Pollution; SO8 Green and Blue Infrastructure; SO10 Landscape & Townscape; SO15 Health & Wellbeing; SO18 Economy & Employment and SO20 Education & Skills The scale of proposed development and the site's location means 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 has been rejected for allocation as there is no pedestrian access to the site as there are no footpaths along this part of New Pond Hill. Additionally, New Pond Hill would need to be widened to accommodate a suitable access for residential development on the site, however the thick vegetation along the verges mean this would not be achievable. Furthermore, the site located on the fringe of the western residential area of Heathfield, on the edge of the High Weald National Landscape, and it is unknown whether the design of any development on this site would be detrimental on the protected landscape.

SHELAA Ref: 595/1210 **SITE:** Rothershaw, Cross in Hand Road, Heathfield

SUSTAINABILITY OBJECTIVE		Effects				Site No: 595/1210 Name: Rothershaw, Cross In Hand Road, Heathfield, TN21 0UR
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a residential property and garden. • The site is 0.4ha in size and proposed for residential development of 7 (net) dwellings by the applicant. • The site is located at the northern fringe of Heathfield, to the north of the A265, and is surrounded by the High Weald National Landscape to the north and west and existing residential development on all other sides. • Heathfield 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. 150m (less than a 5-minute walk) from the nearest bus stop, which is located on the High Street to the east of the site. The bus stop is accessible via a footpath along the northern side of the A265, which is the same side of the road as the site. Journey times to the centre of Heathfield are approx. 2-minutes. • There is no train station at Heathfield, the closest being in Uckfield approx. 8 miles west of the site. This is accessible via the bus service from Heathfield, with an hourly service and journey time of approx. 23 minutes. • The site is within a 6-minute walk of the High Street in Heathfield with its services and amenities and is accessible via the footpath along the A265. • 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 and on foot. • However, development of the site is still 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: 595/1210 Name: Rothershaw, Cross In Hand Road, Heathfield, TN21 0UR
		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 is no risk of surface water flooding. • The site is a mix of greenfield and brownfield land currently, however the intensification of development of the site could introduce further 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. • 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 proposed development and the site passes the sequential test.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 595/1210 Name: Rothershaw, Cross In Hand Road, Heathfield, TN21 0UR
		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 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. • 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. • 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 safeguarded for waste or minerals operations. • The site is a mixed greenfield and brownfield site and its proposed development does represent an efficient use of land to some degree. • 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: 595/1210 Name: Rothershaw, Cross In Hand Road, Heathfield, TN21 0UR
		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 both construction and operation of any development
SO7	POLLUTION					• The site is located within an area considered to be 'brighter' by CPREs light pollution mapping and coupled with the quantum of development proposed, it is considered there will be minimal / no light pollution from development of the site. 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 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 has access to a bus stop within 150m and has good pedestrian access via existing footpaths. This provides a viable alternative mode of transport for future residents to using their car, which could help reduce air pollution. • The site is also within a 6-minute walk of Heathfield High Street. • Given the size of the site, and proximity to public transport, 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: 595/1210 Name: Rothershaw, Cross In Hand Road, Heathfield, TN21 0UR
		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 are established trees and hedgerows at the rear of the site which provide good wildlife corridors and stepping stones to the wider area to the north, the High Weald National Landscape. • These trees and hedgerows contribute to the sites 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. • 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 that there is connectivity to the wider area to the north and the potential for development to adversely affect the trees and hedgerows, but acknowledging other Local Plan policies will help to protect these, it is considered the effect is uncertain at this time.
SO9	BIODIVERSITY					• There are no designated biodiversity sites, Priority Habitats or irreplaceable habitats within the site or in close proximity. Development of the site is therefore unlikely to impact on any of these features. • The Heathfield Habitat Link BOA adjoins part of the site's western boundary and development could have an impact on this. Mitigation would be required. • 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 established trees and hedgerows at the rear of the site make a small contribution to the site's biodiversity. Development would need to seek to retain and enhance these features for 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: 595/1210 Name: Rothershaw, Cross In Hand Road, Heathfield, TN21 0UR
		S	M	L	Overall	Commentary
SO10	LANDSCAPE & TOWNSCAPE					• This site was not individually assessed in the Landscape Evidence Base but is within the Heathfield Assessment Unit which is considered to have a moderate to high sensitivity to development due to the complex landform; strong natural character including areas of woodland, lowland meadows, grassland and heathland; areas of intact historic field pattern; historic features in the south-east; the rural setting provided to Heathfield and Old Heathfield; and the location within and visual relationship with the wider High Weald National Landscape. • However, this site is on the edge of the existing built form of Heathfield and is visually well contained in the wider landscape to the north by thick woodland. It is considered that the impact of development could be mitigated through landscaping and careful design. • Given the fact there are no details as to the design and layout of proposed development but taking account of the size and location of the site and the likelihood of mitigation through landscaping and careful design, no significant effects are 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's current vehicular access is inadequate and would need significant improvements. • Alternatively, access may be possible, subject to agreement over third party land, via the newly constructed dwellings to the west of the site (granted under WD/2015/1782/MRM)

SUSTAINABILITY OBJECTIVE		Effects				Site No: 595/1210 Name: Rothershaw, Cross In Hand Road, Heathfield, TN21 0UR
		S	M	L	Overall	Commentary
						as well as in conjunction with other nearby SHELAA sites (307/1210, 530/1210 & 525/1210). • The site can be accessed via existing footpaths located along the north side of the A265. • The nearest bus stop lies 150m to the east of the site, and there is safe pedestrian access via existing footpaths along the north side of the A265. • Bus services to Heathfield and its amenities run very frequently, with a journey time of approx. 2-minutes. • The train station at Uckfield can be reached via the bus service, and this takes approx. 23-minutes from the bus stop on the High Street. • It is around a 6-minute walk to the centre of Heathfield via existing footpaths along the north side of the A265. • 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 stop and the existing pedestrian access, as well as the short journey times to Heathfield services and facilities by bus and on foot.
SO14	HOUSING					• The site is proposing 7 (net) dwellings which will make a contribution to meeting the district's housing need within 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 Heathfield Surgery in Heathfield High Street, approx. 0.3 miles (a 5-minute walk or 4-minute bus journey) from the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 595/1210 Name: Rothershaw, Cross In Hand Road, Heathfield, TN21 0UR
		S	M	L	Overall	Commentary
						• The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Heathfield. 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 a deficit in parks and gardens, amenity greenspace and play provision within Heathfield & Waldron Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls i.e. provide play equipment at sites and ensure the high quality of Heathfield Recreation Ground. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is small shortfall in 3G pitch provision in the Heathfield and Rural South area and an overall insufficient supply of rugby pitches. • The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. • The site is not proposing 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. • Given the scale of proposed development, it is considered there will be no significant impact on this SA Objective.
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: 595/1210 Name: Rothershaw, Cross In Hand Road, Heathfield, TN21 0UR
		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. • 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 Heathfield 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 Crowborough and Jarvis Brook 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 Cross in Hand primary, approx. 800m south of the site and accessible on foot, with Heathfield Community College approx. 1.8 miles to the south-east. There is a bus service to the college with a journey time of approx. 19-minutes. • 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 given the proposed quantum of development.

SUMMARY OF RESULTS:	Site No: 595/1210	Name: Rothershaw, Cross in Hand Road, Heathfield, TN21 0UR																		
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. Heathfield 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	The site is located on the edge of Heathfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Heathfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has good access to public transport and the services and facilities in Heathfield. The site is bound by residential development to the east, south and west and by the High Weald National Landscape to the north. However it is visually well contained in the wider landscape to the north by thick woodland. **Major positive effects: SO3 Flood Risk and SO13 Travel & Accessibility** 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. The site has a bus stop approx. 150m to the east and this is accessible via existing footpaths. The bus service is frequent and journey time to Heathfield High Street is approx. 2 mins. The train station at Uckfield is also accessible by bus with a journey time of approx. 23 mins. The site is also within walking distance (6-minutes) of Heathfield High Street. **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 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.

	No significant effect: SO4 Water resources/Quality; SO7 Pollution; SO8 Green and Blue Infrastructure; SO10 Landscape & Townscape; SO15 Health & Wellbeing; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills The scale of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal is for 7 (net) dwellings. Giving consideration to the findings of the evidence base and SA, it is considered that the site is appropriate for allocation of 7 (net) dwellings. The site is allocated in combination with Site 525/1210. The site is in a sustainable location benefitting from close proximity to the services, amenities and public transport located within Heathfield. The site sits adjacent to a recent residential development of 115 (net) dwellings, which was granted planning permission (reserved matters) under planning reference WD/2015/1782/MRM and has now been completed (Millennium Way). The site is also adjacent to a few other SHELAA sites to the south and west that may be suitable for residential development (references 307/1210 and 530/1210).

SHELAA Ref: 633/1210 **SITE:** Land at Heathfield Police Station, High Street, Heathfield

SUSTAINABILITY OBJECTIVE		Effects				Site No: 633/1210 Name: Land at Heathfield Police Station, High Street, Heathfield
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of police station and garages to the rear. • The site is 0.1ha in size and proposed for residential development of up to 6 (net) dwellings by the applicant. • The site is located at the northern fringe of Heathfield, to the north of the A265 and is surrounded by existing residential development. • Heathfield 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 directly adjacent the nearest bus stop, which is located on the High Street to the east of the site. Journey times to the centre of Heathfield are approx. 2-minutes. • There is no train station at Heathfield, the closest being in Uckfield approx. 8 miles west of the site. This is accessible via the bus service from Heathfield, with an hourly service and journey time of approx. 23 minutes. • The site is within a 2-minute walk of the High Street in Heathfield with its services and amenities and is accessible via the footpath along the A265. • 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 and on foot. • However, development of the site is still 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: 633/1210 Name: Land at Heathfield Police Station, High Street, Heathfield
		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 is no risk of surface water flooding. • The site is not at risk of groundwater flooding. • The site brownfield land. • 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 outside of an area of groundwater concern and therefore not at risk of groundwater flooding. • The proposed development is therefore suitable for the proposed development 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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 633/1210 Name: Land at Heathfield Police Station, High Street, Heathfield
		S	M	L	Overall	Commentary
						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. • 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. • 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 safeguarded for waste or minerals operations. • The site is a mixed greenfield and brownfield site and its proposed development does represent an efficient use of land to some degree. • 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: 633/1210 Name: Land at Heathfield Police Station, High Street, Heathfield
		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 located within an area considered to be 'brighter' by CPREs light pollution mapping and coupled with the quantum of development proposed, it is considered there will be minimal / no light pollution from development of the site. 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 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 has direct access to a bus stop and has good pedestrian access via existing footpaths. This provides a viable alternative mode of transport for future residents to using their car, which could help reduce air pollution. • The site is also within a 6-minute walk of Heathfield High Street. • Given the size of the site, and proximity to public transport, 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: 633/1210 Name: Land at Heathfield Police Station, High Street, Heathfield
		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 are established trees and hedgerows on site boundaries which provide good wildlife corridors and stepping stones to the wider area to the north, which lies within the High Weald National Landscape. • Ancient woodland (Markly Wood) lies a short distance to the north east 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. • Given that there is connectivity to the wider area to the north and the potential for development to adversely affect the trees and hedgerows, but acknowledging other Local Plan policies will help to protect these, it is considered the effect is uncertain at this time.
SO9	BIODIVERSITY					• Priority habitat deciduous woodland is located adjacent the north eastern boundary of the site and mitigation would be required. • The Heathfield Habitat Link BOA adjoins part of the site's western boundary and development could have an impact on this. Mitigation would be required. • 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 established trees and hedgerows on site boundaries make a small contribution to the site's biodiversity. Development would need to seek to retain and enhance these features for 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					• This site was not individually assessed in the Landscape Evidence Base but is within the Heathfield Assessment Unit which is considered to have a moderate to high sensitivity to development due to the complex landform; strong natural character including areas of woodland, lowland meadows, grassland and heathland; areas of intact historic field

SUSTAINABILITY OBJECTIVE		Effects				Site No: 633/1210 Name: Land at Heathfield Police Station, High Street, Heathfield
		S	M	L	Overall	Commentary
						pattern; historic features in the south-east; the rural setting provided to Heathfield and Old Heathfield; and the location within and visual relationship with the wider High Weald National Landscape. • However, this site is located on the High Street within the existing built form of Heathfield and is visually well contained in the wider landscape to the north. It is considered that the impact of development could be mitigated through landscaping and careful design. • Given the fact there are no details as to the design and layout of proposed development but taking account of the size and location of the site and the likelihood of mitigation through landscaping and careful design, no significant effects are 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 and pedestrian access, which is suitable to serve the development envisioned on the site. • The nearest bus stop lies directly adjacent the entrance to the site. • The train station at Uckfield can be reached via the bus service, and this takes approx. 23-minutes from the bus stop on the High Street. • It is around a 2-minute walk to the centre of Heathfield via existing footpaths along the north side of the A265. • There are no PRoW within the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 633/1210 Name: Land at Heathfield Police Station, High Street, Heathfield
		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 stop and the existing pedestrian access, as well as the short journey times to Heathfield services and facilities by bus and on foot.
SO14	HOUSING					• The site is proposing 6 (net) dwellings which will make a contribution to meeting the district's housing need within 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 Heathfield Surgery in Heathfield High Street, 200m to the east of the site. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Heathfield. 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 a deficit in parks and gardens, amenity greenspace and play provision within Heathfield & Waldron Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls i.e. provide play equipment at sites and ensure the high quality of Heathfield Recreation Ground. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is small shortfall in 3G pitch provision in the Heathfield and Rural South area and an overall insufficient supply of rugby pitches. • The site is not a designated Local Green Space nor is it a formal or informal recreational or play space.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 633/1210 Name: Land at Heathfield Police Station, High Street, Heathfield
		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. • Given the scale of proposed development, it is considered there will be no significant impact on this SA Objective.
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 Heathfield and has access to a frequent bus service to the High Street with short journey times.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 633/1210 Name: Land at Heathfield Police Station, High Street, Heathfield
		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 Heathfield 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 Cross in Hand primary, approx. 250m south west of the site and accessible on foot, with Heathfield Community College approx. 2.1km to the south-east. There is a bus service to the college with a journey time of approx. 20-minutes. • 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 given the proposed quantum of development.

SUMMARY OF RESULTS:	Site No: 633/1210 Name: Land at Heathfield Police Station, High Street, Heathfield																			
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. Heathfield 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	The site is located on the edge of Heathfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Heathfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has good access to public transport and the services and facilities in Heathfield. . **Major positive effects: SO3 Flood Risk and SO13 Travel & Accessibility** 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. The impact on this SA Objective is considered to be major positive given the proximity of the site to the bus stop and the existing pedestrian access, as well as the short journey times to Heathfield services and facilities by bus and on foot. **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 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. **No significant effect: SO4 Water resources/Quality; SO7 Pollution; SO8 Green and Blue Infrastructure; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO15 Health & Wellbeing; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills**

	The scale of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal is for residential development however no quantum of housing has been proposed by the applicant. The SHELAA considers the site suitable for up to 6 (net) dwellings. Giving consideration to the findings of the evidence base and SA, it is considered that the site is appropriate for allocation of up to 6 (net) dwellings and has been allocated on this basis. The site lies within the proposed development boundary for Heathfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has good access to public transport and the services and facilities in Heathfield. The development of the site would be required to take into consideration neighbouring residential amenity and to retain existing vegetation on site boundaries..

SHELAA Ref: 750/1210 **SITE:** Land at Snatchells Farm, Cross in Hand Road, Heathfield

SUSTAINABILITY OBJECTIVE		Effects				Site No: 750/1210 Name: Land at Snatchells Farm, Cross in Hand Road, Heathfield, TN21 0LS
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a vacant agricultural field. • The site is 1.33ha in size and proposed for residential development although the quantum has not been provided by the applicant. • The site is located to the west of the residential fringe of Heathfield, to the northwest of the A267. • Heathfield 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. 150m (less than a 10-minute walk) from the nearest bus stop, which is located near The Firs Surgery on the A265 to the southeast of the site. The bus stop is accessible via a footpath along the A265. Journey times to the centre of Heathfield are approx. 2-minutes. • There is no train station at Heathfield, the closest being in Uckfield approx. 8 miles west of the site. This is accessible via the bus service from Heathfield, with an hourly service and journey time of approx. 23 minutes. • The site is within a 19-minute walk of the High Street in Heathfield with its services and amenities and is accessible via the footpath along the A265. • 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 and on foot. • However, development of the site is still 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: 750/1210 Name: Land at Snatchells Farm, Cross in Hand Road, Heathfield, TN21 0LS
		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 is no risk of surface water flooding. • The site is a mix of greenfield currently, however of 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. • 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 proposed development and the site passes the sequential test.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 750/1210 Name: Land at Snatchells Farm, Cross in Hand Road, Heathfield, TN21 0LS
		S	M	L	Overall	Commentary
						• Mitigation measures will need to be provided for the site in terms of surface water runoff as development on a greenfield land 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. • 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. • 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 safeguarded for waste or minerals operations. • The site is a greenfield site and its proposed development does represent an efficient use of land to some degree. • 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: 750/1210 Name: Land at Snatchells Farm, Cross in Hand Road, Heathfield, TN21 0LS
		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 both construction and operation of any development
SO7	POLLUTION					• The site is located within an area considered to be 'brighter' by CPREs light pollution mapping and coupled with the quantum of development proposed, it is considered there will be minimal / no light pollution from development of the site. 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 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 has access to a bus stop within 150m and has good pedestrian access via existing footpaths. This provides a viable alternative mode of transport for future residents to using their car, which could help reduce air pollution. • The site is also within a 19-minute walk of Heathfield High Street. • Given the size of the site, and proximity to public transport, 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: 750/1210 Name: Land at Snatchells Farm, Cross in Hand Road, Heathfield, TN21 0LS
		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 are established trees and hedgerows along the site boundaries of the site which provide good wildlife corridors and stepping stones to the wider area to the north, the High Weald National Landscape. • There are potential wildlife corridors through the ASNW near the eastern boundary and the wider woodland to the east. • These trees and hedgerows contribute to the sites 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. • 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 that there is connectivity to the wider area to the north and the potential for development to adversely affect the trees and hedgerows, but acknowledging other Local Plan policies will help to protect these, it is considered the effect is uncertain at this time.
SO9	BIODIVERSITY					• The entire site is within the High Weald National Landscape. Development of the site is therefore may be detrimental to these features. • There are Priority Habitat deciduous woodlands adjacent to the east and west of the site. The ancient woodland adjacent to the east of the site is part of Markly Wood. Although the effects of development on the site can be mitigated with suitable buffers along the site boundaries. • The Heathfield Habitat Link BOA adjoins part of the site's western boundary and development could have an impact on this. Mitigation would be required. • 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: 750/1210 Name: Land at Snatchells Farm, Cross in Hand Road, Heathfield, TN21 0LS
		S	M	L	Overall	Commentary
						• The established trees and hedgerows at the rear of the site make a small contribution to the site's biodiversity. Development would need to seek to retain and enhance these features for biodiversity. • The effect on this SA Objective is considered to be minor negative, as the site is within the High Weald National Landscape and the Heathfield Habitat Link BOA.
SO10	LANDSCAPE & TOWNSCAPE					• This site was not individually assessed in the Landscape Evidence Base but is within the Heathfield Assessment Unit which is considered to have a moderate to high sensitivity to development due the site being located in a prominent position between the settlement fringe and part of the site being within the High Weald National Landscape. • However, this site is on the edge of the existing built form of Heathfield and is visually well contained in the wider landscape to the north by thick woodland. It is considered that the impact of development could be mitigated through landscaping and careful design. • Given the fact there are no details as to the design and layout of proposed development but the majority of the site is within the High Weald National Landscape, therefore minor negative effects are 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's existing access onto the A265 to the south would require improvements to accommodate residential development on the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 750/1210 Name: Land at Snatchells Farm, Cross in Hand Road, Heathfield, TN21 0LS
		S	M	L	Overall	Commentary
						• However, the proximity of the A265 and A267 junction would potentially constrain the access to the site. • There is an existing footpath along both sides of the A265. • The site lies approx. 150m (less than a 10-minute walk) from the nearest bus stop, which is located near The Firs Surgery on the A265 to the southeast of the site. The bus stop is accessible via a footpath along the A265. Journey times to the centre of Heathfield are approx. 2-minutes. • There is no train station at Heathfield, the closest being in Uckfield approx. 8 miles west of the site. This is accessible via the bus service from Heathfield, with an hourly service and journey time of approx. 23 minutes. • The site is within a 19-minute walk of the High Street in Heathfield with its services and amenities and is accessible via the footpath along the A265. • There are no PRoW within the site, although footpath No.110 runs along the outside of the western 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. • The impact on this SA Objective is considered to be uncertain given the lack of details regarding improving the existing access.
SO14	HOUSING					• The site is proposing 40 (net) dwellings which will make a contribution to meeting the district's housing need within 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 Heathfield Surgery in Heathfield High Street, approx. 0.3 miles (a 5-minute walk or 4-minute bus journey) from the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 750/1210 Name: Land at Snatchells Farm, Cross in Hand Road, Heathfield, TN21 0LS
		S	M	L	Overall	Commentary
						• The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Heathfield. 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 a deficit in parks and gardens, amenity greenspace and play provision within Heathfield & Waldron Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls i.e. provide play equipment at sites and ensure the high quality of Heathfield Recreation Ground. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is small shortfall in 3G pitch provision in the Heathfield and Rural South area and an overall insufficient supply of rugby pitches. • The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. • The site is not proposing 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. • Given the scale of proposed development, it is considered there will be no significant impact on this SA Objective.
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: 750/1210 Name: Land at Snatchells Farm, Cross in Hand Road, Heathfield, TN21 0LS
		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. • 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 Heathfield and has access to a bus service to the High Street with short journey times as well as being within a short walking distance. • Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Heathfield, this will help support the vitality and viability of the services within Heathfield. • Minor positive effects are expected on this SA Objective
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary is Cross in Hand primary, approx. 800m south of the site and accessible on foot, with Heathfield Community College approx. 1.8 miles to the south-east. There is a bus service to the college with a journey time of approx. 19-minutes. • 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 given the proposed quantum of development.

SUMMARY OF RESULTS:	Site No:750/1210 Name: Land at Snatchells Farm, Cross in Hand Road, Heathfield, TN21 0LS																			
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. Heathfield 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	The site is located on the edge of Heathfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Heathfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has good access to public transport and the services and facilities in Heathfield. The site is bound by residential development to the east, south and west and by the High Weald National Landscape to the north. However, it is visually well contained in the wider landscape to the north by thick woodland. **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 and SO19 Town & Village Centre** 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. Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Heathfield, this will help support the vitality and viability of the services within Heathfield. **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 production, although the application of Local Plan policies should mitigate any negative impact. **No significant effect: SO4 Water resources/Quality; SO7 Pollution; SO8 Green and Blue Infrastructure; SO10 Landscape & Townscape; SO15 Health & Wellbeing; SO18 Economy & Employment and SO20 Education & Skills** The scale of proposed development and the site's location means no significant effects on these SA Objectives.

	Uncertain: for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal is for residential development however no quantum of housing has been proposed by the applicant. The SHELAA considers the site suitable for up to 24 (net) dwellings. Giving consideration to the findings of the evidence base and SA, it is considered that the site is appropriate for allocation of up to 24 (net) dwellings and has been allocated on this basis. . The site is located within the proposed development boundary for Heathfield and has access to sustainable public transport, therefore it conforms with the overall spatial strategy for Wealden. However, the uncertainty for the provision of vehicle access on to the A265, due to the proximity to the existing junction to the A267, will need to be overcome. Additionally, the land to the southeast has planning permission (WD/2020/2540/F) for 4 (net) dwellings along the frontage of the A265, would further screen the site to views from the highway.

SHELAA Ref: 848/1210 **SITE:** Collins Field, Burwash Road, Heathfield

SUSTAINABILITY OBJECTIVE		Effects				Site No: 848/1210 Name: Collins Field, Burwash Road, Heathfield, TN21 8RU
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of agricultural land. • The site is 3.97ha in size and proposed for residential or mixed use development although the quantum has not been provided by the applicant. • The site is located to the northeast of Heathfield, adjacent to the proposed development boundary. • The nearest bus stop is 200m (less than a 5-minute walk) to the south-west of the site, on the A265 by the junction between the A265 and Marklye Lane. There are several bus stops within close proximity of the site on the A265, offering services to Heathfield High Street (4-minutes) as well as further afield (Eastbourne, Tunbridge Wells, Uckfield and Polegate). • There is good pedestrian access to the bus stops via footpaths along the A265. • The site complies with the overall spatial strategy for the district as it is adjacent to a sustainable settlement with access to sustainable modes of transport. • There is no train station at Heathfield, the closest being in Uckfield approx. 8 miles west of the site. This is accessible via the bus service from Heathfield, with an hourly service and journey time of approx. 23 minutes. • The site is within a 22-minute walk of Heathfield High Street via existing footpaths along the A265. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 848/1210 Name: Collins Field, Burwash Road, Heathfield, TN21 8RU
		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.
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 associated with the pond on site, however this risk could be suitably mitigated. • The site is predominantly greenfield and development would introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is a small risk of surface water flooding associated with the pond on site, however this risk could be suitably mitigated. • 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 or groundwater flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA

SUSTAINABILITY OBJECTIVE		Effects				Site No: 848/1210 Name: Collins Field, Burwash Road, Heathfield, TN21 8RU
		S	M	L	Overall	Commentary
						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 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 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 predominantly 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: 848/1210 Name: Collins Field, Burwash Road, Heathfield, TN21 8RU
		S	M	L	Overall	Commentary
						• The proposed development equates to an approx. development density of 40dph which is considered appropriate for this site. • 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 lies within an area of the district considered to be somewhat 'darker' by CPRE's light pollution mapping, however its proximity to existing development means there is a degree of brightness as well. • The quantum of development proposed is unlikely to add significant light pollution to the area and it is considered that suitable mitigation could be provided. • There are no sources of noise pollution affecting 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 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: 848/1210 Name: Collins Field, Burwash Road, Heathfield, TN21 8RU
		S	M	L	Overall	Commentary
						• The site is within short walking distance of several bus stops offering regular services to Heathfield High Street and beyond (Uckfield, Eastbourne, Polegate, Tunbridge Wells) and these are accessible via existing footpaths along the A265. • This provides a viable alternative mode of transport for future residents to using their car, which could help reduce 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. • term as a result of increases in air pollution from construction. Given the sites proximity and pedestrian access to sustainable transport, minor positive effects are expected in relation to air pollution in the longer term.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is not proposing any green or blue infrastructure. • There are a few trees within the site separating the garden from the rest of the curtilage and the site boundaries to the south, east and west consist of tree lines (some mature). These features provide good wildlife corridors and stepping stones to the wider area to the south. • 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. • 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 size of the proposed development and the potential to mitigate any impacts on the existing vegetation on the site boundaries, no significant effects are expected on this SA Objective.
SO9	BIODIVERSITY					• There are no designated sites within the site however Heathfield Park SSSI lies approx. 250m to the southwest. However, development of the scale proposed in this location is unlikely to impact the SSSI, as it is on the opposite side of the A265. • There are no Priority Habitats or irreplaceable habitats within the site. • The site is not within a Biodiversity Opportunity Area.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 848/1210 Name: Collins Field, Burwash Road, Heathfield, TN21 8RU
		S	M	L	Overall	Commentary
						• The entire site is located in a prominent location within the High Weald National Landscape, adjacent to the built-up fringe of the settlement. • Development would need to carefully consider the priorities and objectives of the National Landscape and ensure mitigation measures are implemented to avoid any harm and to enhance habitats where possible. • The trees and hedgerows on the site boundaries contribute to the biodiversity of the site and provide connectivity to the wider area. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries as they are likely to have biodiversity value. • Other policies within the Local Plan will address matters of the retention, protection and creation biodiversity, including the need to provide at least 20% BNG and any development will need to be in compliance with the relevant policies. • Due to the potential harm from development on the High Weald National Landscape, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• The site lies wholly within the High Weald National Landscape. • The site is considered to have moderate to high sensitivity to development within the Landscape Sensitivity Assessment 2022 due to its location within a prominent position wholly within the High Weald National Landscape. • The site is however well enclosed by boundary vegetation and there would likely be limited landscape impact from development, provided the boundary vegetation is retained and protected and additional structural planting would be needed to help reinforce the character and appearance of the High Weald National landscape. • Development of the site would result in an impact on the High Weald National Landscape as it would involve the loss of a piece of land within the designated landscape. Additionally, it is acknowledged that the site is well open with wide views across the landscape and that landscape mitigation is not possible to lessen any negative effects. Therefore, major negative effects are expected on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 848/1210 Name: Collins Field, Burwash Road, Heathfield, TN21 8RU
		S	M	L	Overall	Commentary
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. However, the grade II listed Heathfield Park and Gardens is to the southwest of the site. • It is considered that the impact on this heritage asset is likely to be minimal given the distance between the heritage asset and the site, as well as the A265 separating them. • Additionally, the Northdown medieval and post medieval area of archaeological interest is to the southwest of the site along the A265. • Given the scale and distance from the of the site from the heritage assets it is considered there would be 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 has existing access on to the A265 however this appears to be currently unused and would require widening or a new access to accommodate an intensification in development on the site. • The site is within a 5-minute walk of several bus stops offering regular and frequent services into Heathfield High Street (4-minute journey time), Uckfield (26-minute journey time) and Hailsham (31-minute journey time). Tunbridge Wells can also be reached by bus in approx. 50-mins. • This provides sustainable modes of transport to services and facilities and will help reduce the need to travel by car, although car travel will likely remain. • The site is also within a 22-minute walk of Heathfield High Street, although pedestrian infrastructure would be required to connect with existing footpaths to the west along the A265. • The capacity of the existing transport infrastructure is sufficient to accommodate the scale of development proposed. • There is on dedicated cycle infrastructure, however.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 848/1210 Name: Collins Field, Burwash Road, Heathfield, TN21 8RU
		S	M	L	Overall	Commentary
						• The site will have no impact on any PRoW. • Given that the provision of a new access would be required or the widening of the existing access to accommodate an intensification in development on the site. Furthermore, pedestrian infrastructure would be required to connect with existing footpaths to the west along the A265, the effects are considered to be uncertain 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 and is adjacent to the proposed development boundary for a sustainable settlement (Heathfield) in line with the Spatial Strategy. • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter. • Given the proposed quantum of housing, 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 Heathfield Surgery in the High Street, approx. 1.1 miles from the site and a 23-minute walk or 5-minute bus journey. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Heathfield. 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 a deficit in parks and gardens, amenity greenspace and play provision within Heathfield & Waldron Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls i.e. provide play equipment at sites and ensure the high quality of Heathfield Recreation Ground. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is small shortfall in 3G pitch provision in the Heathfield and Rural South area and an overall insufficient supply of rugby pitches.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 848/1210 Name: Collins Field, Burwash Road, Heathfield, TN21 8RU
		S	M	L	Overall	Commentary
						• The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. • The site is not proposing 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. • Given the scale of proposed development, it is considered there will be no significant impact on this SA Objective.
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 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. • Additionally, as the site does potentially offer any employment provision, it is considered that the site would have minor positive 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: 848/1210 Name: Collins Field, Burwash Road, Heathfield, TN21 8RU
		S	M	L	Overall	Commentary
						• The site is close to services and facilities within Heathfield and has access to a frequent bus service to the High Street with short journey times. The site is also within a short walking distance of the High Street services and facilities. • Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Heathfield (provided pedestrian connectivity along A265 can be achieved), this will help support the vitality and viability of the services within Heathfield. • Minor positive effects are expected on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary is Cross in Hand primary, approx. 1 mile west of the site and accessible on foot (31-minute walk) or by bus (13-minute journey with some walking). Heathfield Community College is approx. 0.9 miles to the south. There is a bus service to the college with a journey time of approx. 14-minutes. • 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 given the proposed quantum of development.

SUMMARY OF RESULTS:	Site No: 848/1210 Name: Collins Field, Burwash Road, Heathfield, TN21 8RU																			
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	Heathfield 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	The site is located on the edge of Heathfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies adjacent the proposed development boundary for Heathfield. The site does, therefore, not conform with the overall spatial strategy for development within Wealden as a whole as it is outside a sustainable settlement, although it has access to public transport, that would connect the site with the services and facilities in Heathfield, provided pedestrian connectivity along the A265 can be achieved. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there only a small risk of surface water which can be suitably mitigated. There is no risk of groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. **Minor positive effects: SO7 Pollution; SO14 Housing; SO18 Economy & Employment and SO19 Town & Village Centre** The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is unknown and details are lacking as to any affordable housing provision etc. The scale of development and its location, together with mitigation, will ensure light pollution is avoided. The sites location close to good public transport and a short walk to Heathfield High Street will help reduce air pollution by reducing car use from the site. Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Heathfield (provided pedestrian connectivity along the A265 can be achieved), this will help support the vitality and viability of the services within Heathfield. The site has potential for employment floorspace to be developed on the land instead of residential dwelling, this would contribute towards to the district's employment floorspace needs. **Major negative effects: SO10 Landscape & Townscape** The site is wholly within the High Weald National Landscape and has moderate to high sensitivity to development as a result of this and due to its location within a prominent position. The open nature of the site means that mitigation would not be possible to help reinforce the character and appearance of the High Weald National landscape. Development would result in the loss of land within the High Weald National Landscape.

	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 production, although the application of Local Plan policies should mitigate any negative impact. The site is wholly within the High Weald National Landscape and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the National Landscape and whilst development will be required to provide at least 20% BNG it is not clear whether this could be accommodated on site or mitigate for the harm likely to be caused to the National Landscape. The site is wholly within the High Weald National Landscape and has moderate to high sensitivity to development as a result of this and due to its location within a prominent position. The site boundary vegetation will need to be retained and protected and additional structural planting would be needed to help reinforce the character and appearance of the High Weald National landscape. Development would however result in the loss of land within the High Weald National Landscape. **No significant effect: SO8 Green and Blue Infrastructure; SO11 Historic & Cultural Heritage; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO18 Economy & Employment and SO20 Education & Skills** The scale and type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects
Selected / Rejected for allocation	The site is not taken forward for allocation as it has been proposed for some residential development on a site that lies outside of the proposed development boundary for Heathfield, it is not located within a sustainable development, although it does have access to sustainable public transport that would connect the site with Heathfield High Street. Furthermore, the site located prominently within the High Weald National Landscape with development of the site causing potentially detrimental harm to the landscape and biodiversity within the National Landscape.

SHELAA Ref: 941/1920 **SITE:** Land at Sunnyside, A267, Cross in Hand

SUSTAINABILITY OBJECTIVE		Effects				Site No: 941/1920 Name: Land at Sunnyside, A267, Cross in Hand
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a residential property and garden. • The site is 0.57ha in size and proposed for residential development of 6 (net) dwellings by the applicant. • The site is located at the northern fringe of Cross in Hand, to the north of the A265, and is surrounded by the High Weald AONB to the north, agricultural land to the east, a petrol station to the west, a country club to the north and residential development to the east. • Cross in Hand is classified as a secondary village within the Council's proposed settlement hierarchy. This means it is a sustainable settlement with a good range of community services with at a minimum a frequent public transport service to a type 1 settlement to access retail, services, facilities and employment. • The site lies 80m from the nearest bus stops which provide a frequent service into Heathfield, which lies a short distance to the east of Cross in Hand. • There is no train station at Heathfield, the closest being in Uckfield approx. 9km to the west of the site. This is accessible via the bus service, with an hourly service and journey time of approx. 20 minutes. • 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 and on foot. • However, development of the site is still 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 941/1920 Name: Land at Sunnyside, A267, Cross in Hand
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is no risk of surface water flooding. • The site is a mix of greenfield and brownfield land currently, however the intensification of development of the site could introduce further 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. • 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 proposed development 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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 941/1920 Name: Land at Sunnyside, A267, Cross in Hand
		S	M	L	Overall	Commentary
						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. • 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. • 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 safeguarded for waste or minerals operations. • The site is a mixed greenfield and brownfield site and its proposed development does represent an efficient use of land to some degree. • 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: 941/1920 Name: Land at Sunnyside, A267, Cross in Hand
		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 located within an area considered to be 'brighter' by CPREs light pollution mapping and coupled with the quantum of development proposed, it is considered there will be minimal / no light pollution from development of the site. 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 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 has access to a bus stop within 80m and has good pedestrian access via existing footpaths. This provides a viable alternative mode of transport for future residents to using their car, which could help reduce air pollution. • Given the size of the site, and proximity to public transport, it is considered unlikely that development will result in significantly increased traffic or congestion on the 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. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 941/1920 Name: Land at Sunnyside, A267, Cross in Hand
		S	M	L	Overall	Commentary
SO8	GREEN & BLUE INFRASTRUCTURE					• There are established trees and hedgerows located on the sites boundaries, which provide good wildlife corridors and stepping stones to the wider area to the north, the High Weald National Landscape. • These trees and hedgerows contribute to the sites 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. • 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 that there is connectivity to the wider area to the north and the potential for development to adversely affect the trees and hedgerows, but acknowledging other Local Plan policies will help to protect these, it is considered the effect is uncertain at this time.
SO9	BIODIVERSITY					• There are no designated biodiversity sites, Priority Habitats or irreplaceable habitats within the site or in close proximity. Development of the site is therefore unlikely to impact on any of these features. • The Heathfield Habitat Link BOA adjoins part of the site's western boundary and development could have an impact on this. Mitigation would be required. • 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 established trees and hedgerows at the rear of the site make a small contribution to the site's biodiversity. Development would need to seek to retain and enhance these features for 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					• This site was assessed within the 2023 Landscape Sensitivity Assessment as having a moderate landscape sensitivity to development, in part due to existing development on site and its enclosure through vegetation. The sites location

SUSTAINABILITY OBJECTIVE		Effects				Site No: 941/1920 Name: Land at Sunnyside, A267, Cross in Hand
		S	M	L	Overall	Commentary
						within the High Weald National Landscape and existing landscape features enhanced sensitivity. • This site is on the edge of the existing built form of Cross in Hand and is visually well contained in the wider landscape to the north by thick woodland. It is considered that the impact of development could be mitigated through landscaping and careful design. • The development • Given the fact that development would result in an intensification of development within the High Weald National Landscape, however, taking into consideration potential landscape mitigations as part of development, the sites enclosed nature and the quantum of development proposed, no significant effects are 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's current vehicular access is inadequate and would need significant improvements. A new vehicular access may be required. • The site can be accessed via existing footpaths located along the north side of the A265. • The site lies 80m from the nearest bus stops which provide a frequent service into Heathfield, which lies a short distance to the east of Cross in Hand.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 941/1920 Name: Land at Sunnyside, A267, Cross in Hand
		S	M	L	Overall	Commentary
						• There is no train station at Heathfield, the closest being in Uckfield approx. 9km to the west of the site. This is accessible via the bus service, with an hourly service and journey time of approx. 20 minutes. • 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 minor positive given its location within Cross in Hand and the proximity of the site to the bus stop, as well as the short journey times to Heathfield services and facilities by bus.
SO14	HOUSING					• The site is proposing 6 (net) dwellings which will make a contribution to meeting the district's housing need within 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 Heathfield Surgery in Heathfield High Street, approx. 1.5km to the east of the site. This can be accessed via public transport. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Heathfield. 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 a deficit in parks and gardens, amenity greenspace and play provision within Heathfield & Waldron Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls i.e. provide play equipment at sites and ensure the high quality of Heathfield Recreation Ground.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 941/1920 Name: Land at Sunnyside, A267, Cross in Hand
		S	M	L	Overall	Commentary
						• The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is small shortfall in 3G pitch provision in the Heathfield and Rural South area and an overall insufficient supply of rugby pitches. • The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. • The site is not proposing 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. • Given the scale of proposed development, it is considered there will be no significant impact on this SA Objective.
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 &					• The site is not proposing any retail floorspace.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 941/1920 Name: Land at Sunnyside, A267, Cross in Hand
		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 Cross in Hand and has access to a frequent bus service to the Heathfield 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 Cross in Hand 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 Cross in Hand primary, approx. 1.2km south east of the site and accessible on foot, with Heathfield Community College approx. 3.5km to the south-east. There is a bus service to the college. • 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 given the proposed quantum of development.

SUMMARY OF RESULTS:	Site No: 941/1920	Name: Land at Sunnyside, A267, Cross in Hand																		
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. Cross in Hand 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** 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: SO13 Travel & Accessibility and SO14 Housing** The impact on this SA Objective is considered to be minor positive given its location within Cross in Hand and the proximity of the site to the bus stop, as well as the short journey times to Heathfield services and facilities by bus. 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 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. **No significant effect: SO4 Water resources/Quality; SO7 Pollution; SO8 Green and Blue Infrastructure; SO10 Landscape & Townscape; SO15 Health & Wellbeing; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The scale of proposed development and the site's location means 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 6 (net) dwellings. Given the findings within the evidence base and SA it is considered that the site would be appropriate for up to 9 (net) dwellings and has been proposed for allocation on this basis. The site is located within the sustainable settlement of Cross in Hand and benefits from close proximity to existing services and amenities. Furthermore, the bus stops adjacent the site provide good connections to Heathfield to the east. The development of the site would be required to provide a new vehicular access from the A267 to the south. Development would also be required to

	take into the consideration the sites position within the High Weald National Landscape and ensure the scheme is designed that takes into consideration this high-quality landscape. The site would require the provision of enhanced landscaping across the site to enclose development from the neighbouring uses to the west and to protect the residential amenity of existing dwellings.