Appendix A11o Parish: Hellingly

SHELAA Ref: 010/3090 **SITE:** Land Adjoining Rosendale, Hackhurst Lane, Lower Dicker

SUSTAINABILITY OBJECTIVE		Effects				Site No: 010/3090 Name: Land Adjoining Rosendale, Hackhurst Lane, Lower Dicker
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently agricultural land (pasture) and is greenfield. • The site is 1.73 ha in size and is proposed for 50 (net) dwellings (at 30 dph) or other commercial or community uses. • The site is to the north of the A22 and to the east of Hackhurst Lane and is surrounded by open countryside to the north and east and neighbours residential and commercial (predominantly employment uses) to the south and west. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Lower Dicker is not classed as a sustainable development within the settlement hierarchy and lacks significant services and facilities and so any development is likely to result in an increase in car use to reach Hailsham, increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some extent. • 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

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						to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• Developing this site will still introduce hard standing and structures on Greenfield land, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The entire site is in Flood Zone 1, which is suitable for development, although there is a potential risk of groundwater flooding. • The site has no risk of surface water flooding. • The site is within an area of groundwater concern so there is some potential groundwater flood risk, however this is difficult to predict. Further investigation would be required if development came forward. • The impact is considered uncertain at this time.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • The site does not contain watercourses. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 010/3090 Name: Land Adjoining Rosendale, Hackhurst Lane, Lower Dicker
		S	M	L	Overall	Commentary
						• Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site comprises some greenfield agricultural land but has not been classified within the Agricultural Land Classification survey. • The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area, which is classed as being on the fringe of a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • It is expected that an increase in housing and employment floorspace will result in a degree of increase in air pollution during the construction phase and also through the use

SUSTAINABILITY OBJECTIVE		Effects				Site No: 010/3090 Name: Land Adjoining Rosendale, Hackhurst Lane, Lower Dicker
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						of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposed use for housing and/or other commercial/community development and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of agricultural land. The site is rural in character and setting, particularly to the north and east of the site. • Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site, particularly to provide screening from the open views from the north and 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. • The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • There is no ancient woodland or Priority Habitats within the site, or in close proximity to the site. • The greenfield nature of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows to create access), although it is unclear of the site's ecological value. Further studies would be required to establish this.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 010/3090 Name: Land Adjoining Rosendale, Hackhurst Lane, Lower Dicker
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						• However, the appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor negative in the short term but will become minor positive in the medium to long term as any mitigation measures become established.
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies in a semi-rural location and development of new homes at this scale would be out of keeping with the surrounding land uses that largely contains limited residential and some commercial units. • The site is considered to be of low to moderate sensitivity within the Council's landscape evidence base primarily due to the existing agricultural use of the site and the influence of existing commercial development in this location. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • Due to the lack of a detailed scheme for the site and the likelihood that landscape mitigation could be implemented, the effect on this SA Objective is considered to be uncertain at this time.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There are no listed buildings within the site or within close proximity.

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						• Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have no significant effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is currently no vehicular access to the site and as submitted, the potential vehicular access to the site would be on the Hackhurst Lane, which leads to the junction with the A22. The Local Highway Authority would need to be consulted to determine whether a new vehicular access would require improvements to accommodate growth. • The Hackhurst Lane itself is poorly surfaced at the edge of the site, but the junction from the A22 does include a box junction to allow right hand turn from A22 heading west bound from Hailsham. • There is no footway or cycle provision along Hackhurst Lane, although there is pedestrian footway along the A22 that joins the junction between the two roads. • The nearest train station is at Berwick, approximately 3.5 miles south of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stops are within walking distance along the A22 and there are pedestrian footways to these, with the exception of Hackhurst Lane itself. • 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.

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						• The impact is considered uncertain at this stage that the site likely requires third-party land in order to provide a suitable vehicular access and the transport measures are 'unknown'.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, the site promoter has identified that the whole site would deliver a proposed 50 (net) dwellings. • Due to the size of the developable area of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services (GP, dentists, pharmacy) are in Hailsham, approximately 2.9 miles to the southeast of the site. The nearest hospital is in Eastbourne, approximately 8.6 miles to the south. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Hailsham (Freedom Leisure Centre). These are accessible by public transport as Golden Cross has a regular bus service (numerous services 7 days a week). • A new community sports hub is planned on land within Hellingly Parish at Lower Horsebridge which would bring sports facilities within approximately 1.4 miles of the site, although access would still likely be by private car. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 010/3090 Name: Land Adjoining Rosendale, Hackhurst Lane, Lower Dicker
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						• Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development 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 site has not been put forward for employment uses (i.e. E(g), B2 and B8). • The site has been put forward for other commercial uses (i.e. retail, tourism and leisure facilities and community facilities) but no floorspace has been described. It is clear that housing is the primary use proposed. • Nonetheless, the development has the potential to contribute to the district's commercial needs and could provide jobs within this location, leading to minor positive effect at this stage.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 010/3090 Name: Land Adjoining Rosendale, Hackhurst Lane, Lower Dicker
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SO19	TOWN & VILLAGE CENTRES					• The site is isolated and detached from Lower Dicker and any other identified settlement or local facilities and amenities. • Lower Dicker itself has limited services and facilities, and potential future residents are likely to travel to Hailsham and/or Polegate, or shop online. • The site is not primarily proposing retail floorspace (the primary consideration is for residential development) but would in any case be provided in an out-of-centre location, contrary to both national and local planning policy. • There is currently no vehicular access to the site and as submitted, the potential vehicular access to the site would be on the Hackhurst Lane, which leads to the junction with the A22. • Therefore, the impact on this SA Objective is considered to have no significant effect.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is in Muddles Green (Chiddingly Primary School). However, pedestrian connectivity from the site is not possible. Further primary and secondary education is available in Hailsham and there is a school bus service Mon – Fri to/from Hailsham. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	Site No: 010/3090	Name: Land Adjoining Rosendale, Hackhurst Lane, Lower Dicker																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Lower Dicker is not classed as a sustainable settlement as it is considered to be a neighbourhood settlement within the Council's settlement hierarchy, it has limited services and facilities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and the site's vehicular access capabilities and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.

Summary	**Major positive effects: None** **Minor positive effects: SO9 Biodiversity; SO14 Housing; SO18 Economy and Employment** The site promotor has proposed a residential development (50 net dwellings), which would make a positive contribution to the district's housing needs. However, the details are lacking as to any affordable housing provision etc. Additionally, as the Local Plan policies are implemented for biodiversity mitigation methods there is potential for biodiversity net gain to be achieved. The site is also promoted for other commercial uses, although not employment uses (Use Class E(g), B2 and B8), but could still be developed as a mixed-use site that would provide wider job opportunities. **Minor negative effects: SO1 Climate Change; SO6 Waste; SO7 Pollution** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate, to some extent, any negative impacts. **Major negative effects: None** **No significant effect: SO11 Historic & Cultural Heritage; SO19 Town & Village Centres and SO20 Education & Skills** The scale of the development, existing service provision and the site's location mean no significant effect on these SA Objectives. **Uncertain effects**: For the remaining SA Objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has not been taken forward to allocation. The site is isolated and detached from Lower Dicker, an unsustainable settlement according to the settlement hierarchy, and does not relate well to any other sustainable settlement. The site has poor access to services and facilities and any future residents of this site would need to travel to Hailsham and further afield, via either public transport or private car, to access these. The site lies outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden as a whole as it is isolated from any sustainable settlement. Furthermore, the site would need a new vehicular access from Hackhurst Lane, which may not be suitable for residential development of this scale and third-party land may need to be provided for a suitable vehicular access.

SHELAA Ref: 067/3100 **SITE:** Land to the East of A267, Lower Horsebridge

SUSTAINABILITY OBJECTIVE		Effects				Site No: 067/3100 Name: Land to the east of A267, Lower Horsebridge
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently agricultural land (pasture) and is greenfield. • The site is 5.0 ha in size and is proposed for 160 (net) dwellings. • The site is located to the north of the A271 and to the west of B2104, to the north of Lower Horsebridge. To the north and west is open countryside, whilst to the south is the largely linear settlement of Lower Horsebridge that is largely linear development along the A271. To the east is SHELAA site 428/3100 that has now has planning permission for residential development (not yet under construction), with access from the B2104. • 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. • Lower Horsebridge is classed as a sustainable settlement (Type 4 settlement) within the settlement hierarchy and has some services and facilities locally. However, a development of this scale is still likely to result in an increase in car use to reach Hailsham specifically, increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some extent. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 067/3100 Name: Land to the east of A267, Lower Horsebridge
		S	M	L	Overall	Commentary
SO2	CLIMATE CHANGE ADAPTATION					• The site is greenfield currently and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • 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 entire site is in Flood Zone 1, which is suitable for development, but there is a potential risk of groundwater flooding at the northeastern edge of the site. • The site has no risk of surface water flooding. • The site is partly within an area of groundwater concern so there is some potential groundwater flood risk, however this is difficult to predict. Further investigation would be required if development came forward. • The impact is considered uncertain at this time.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • The site does not contain watercourses. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 067/3100 Name: Land to the east of A267, Lower Horsebridge
		S	M	L	Overall	Commentary
						• Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site comprises some greenfield agricultural land and was classified within the Agricultural Land Classification survey as 3b so is considered moderate quality agricultural land. This category of land is not considered as BMV, but its loss would nonetheless be detrimental. • The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, given the loss of agricultural land of moderate quality a minor negative impact is identified.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area, which is classed as being on the fringe of a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 067/3100 Name: Land to the east of A267, Lower Horsebridge
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						• It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposed use for housing in this location and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of agricultural land of moderate quality under the ALC. The site is rural in character and setting, although the southern edge of the site is adjoining the village. • The mature hedgerows and trees on the boundaries of the site provide wildlife corridors and stepping stones to the wider countryside. Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site. • The trees and hedgerows contribute towards the green infrastructure network of the site as well as to the wider greenfield network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA).

SUSTAINABILITY OBJECTIVE		Effects				Site No: 067/3100 Name: Land to the east of A267, Lower Horsebridge
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						• There is no ancient woodland within or adjacent to the site. However, to the west of the site is deciduous woodland that is a priority habitat, which acts a wildlife corridor/stepping stone to other habitats. • The greenfield nature of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows to create access), although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor negative in the short term but will likely become minor positive in the medium to long term as any mitigation measures become established.
SO10	LANDSCAPE & TOWNSCAPE					• The site is assessed as having moderate sensitivity to development within the evidence base, owing to several listed buildings that lie within the vicinity of the site to the southern boundary and the proximity of the site to the Hellingly Conservation Area to the north. The site is well screened on the southern and western boundaries, although screening is poor along the northern and eastern boundaries of the site, in part due to site forming only part of an agricultural field (the wider site is assessed under SHELAA reference 1079/3100). • It is acknowledged that the site lies at its southern boundary, on the edge of the existing built form of Lower Horsebridge and will likely, at its eastern edge, be located adjacent to a new housing scheme of scale.

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						• Nonetheless, it is considered that the effects on this SA Objective are minor negative as development of the quantum envisioned on this site would be out of keeping with the general character and appearance of the countryside it surrounds, as well as Lower Horsebridge itself.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There are several listed buildings to the south of the site along the A271 that could be affected by new development in this location and the setting of those listed building may well be affected, given they are within close proximity to it. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore the impact on this SA Objective is currently uncertain.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is currently no vehicular access to the site and as submitted, the site would require third party land to provide a new vehicular access. The wider agricultural field has been submitted as part of SHELAA site reference 1079/3100 and could therefore provide a vehicular access either from the A267 or B2104. The Local Highway Authority would need to be consulted to determine whether a new vehicular access would require improvements to accommodate growth. • There is a public right of way at the south western edge of the site, which does provide pedestrian access into Lower Horsebridge through to the A271.

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						• The nearest train station is at Polegate, approximately 4.8 miles south of the site and the only reasonable access to the station is via private motor vehicle. • The nearest bus stops are within walking distance of the site along the A271 and there are pedestrian footways along the A271. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • Whilst the site is located adjacent to some sustainable public transport options and is located within the sustainable settlement of Lower Horsebridge, the effect on SA Objective is currently considered minor negative at this stage given that is 'unknown' whether a suitable vehicular access can be achieved to the site, and the bend in the A271 at this juncture and the existing built form at the A271 is likely to make this difficult. The applicant would like require third-party land.
SO14	HOUSING					• The proposed development of 160 (net) dwellings will significantly contribute to the Council's housing need. This will be further enhanced by the provision of affordable homes, Lifetime homes and/or self-build/custom homes, but specific details are lacking. • Therefore, major positive effects are expected on this SA Objective.
SO15	HEALTH & WELLBEING					• The nearest health services (GP, dentists, pharmacy) are in Hailsham, approximately 1.7 miles to the southeast of the site. The nearest hospital is in Eastbourne, approximately 8 miles to the south. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Hailsham (Freedom Leisure Centre). These are accessible by public transport as the site has a regular bus service (numerous services 7 days a week).

SUSTAINABILITY OBJECTIVE		Effects				Site No: 067/3100 Name: Land to the east of A267, Lower Horsebridge
		S	M	L	Overall	Commentary
						• A new community sports hub is planned on land within Hellingly Parish at Lower Horsebridge which would bring sports facilities in close proximity (walking distance) of the site. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that the existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development 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: 067/3100 Name: Land to the east of A267, Lower Horsebridge
		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 in reasonably close proximity to the services and facilities in Hailsham, together with public transport, so future residents would have good access to the town centre. The development may also support existing commercial uses within Lower Horsebridge. • The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. It would also place future residents within Lower Horsebridge thereby supporting existing services and facilities there. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential for local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is the Hellingly Community Primary School, to the north and east of the site (approximately 0.5 miles) and can be accessed via pedestrian footpaths. • Further primary, secondary and college provision is located within Hailsham to the southeast. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within and around Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however given the size of the site, there may be some degree of pressure

SUSTAINABILITY OBJECTIVE		Effects				Site No: 067/3100 Name: Land to the east of A267, Lower Horsebridge
		S	M	L	Overall	Commentary
						on school place provision which would need to be investigated. Therefore, the effects over the longer term are uncertain at this time.

SUMMARY OF RESULTS:	Site No: 067/3100	Name: Land to the east of A267, Lower Horsebridge																	
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Lower Horsebridge is classed as a sustainable settlement as it is considered to be a secondary village within the Council's settlement hierarchy, which has some access to services and facilities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and the site's vehicular access capabilities and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO14 Housing**

	Given the size of the site and its potential to provide specialist forms of the housing alongside market housing, the impact on this SA Objective is expected to be a major positive if the site is brought forward and makes a significant positive contribution to meeting the district's housing needs. **Minor positive effects: SO9 Biodiversity** As Local Plan policies are implemented for biodiversity mitigation methods, there is potential for biodiversity net gain at this site to be achieved. **Minor negative effects: SO1 Climate Change; SO5 Soil, Land & Minerals; SO6 Waste; SO7 Pollution; SO10 Landscape and Townscape; SO13 Travel and Accessibility** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate, to some extent, any negative impacts. The development of the site would result in the loss active of agricultural land that is classified as Grade 3B (moderate quality) and would have a moderate detrimental impact upon the landscape. It is also not known whether a vehicular access could be achieved to the A271 without third-party land and even if this was possible, the visibility along the A271 at this juncture is limited. **Major negative effects: None** **No significant effect: SO18 Economy and Employment and SO19 Town & Village Centres** The scale of the development and the proposed land uses mean no significant effect on these SA Objectives. **Uncertain effects**: For the remaining SA Objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation due to a combination of negative impacts. Development in this location would be out of keeping with the existing character of the rural setting of Lower Horsebridge and would not relate well to existing liner form located along the A271 in this location. The development of the site would also result in the loss active of agricultural land that is classified as Grade 3B (moderate quality) and it is also not known whether a vehicular access could be achieved to the A271

	without third-party land and even if this was possible, the visibility along the A271 at this juncture is limited. Given the above issues, the site is not considered an allocation.

SHELAA Ref: 107/3000 **SITE:** Land Adjoining 13 Station Road, Hellingly

SUSTAINABILITY OBJECTIVE		Effects				Site No: 107/3000 Name: Land adjoining 13 Station Road, Hellingly
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently in use for agriculture and is greenfield. The site also contains a single dwelling that front onto Station Road. • The site is 0.52 ha and proposed for 15 (net) dwellings. • The site is located to the north of Station Road and to the west of Park Road in Hellingly. To the south and east of the site is residential development along Station Road and Park Road respectively. To the north of the site is greenfield land, although a planning appeal was allowed for the development of 80 (net) dwellings (under planning reference WD/2019/1136/MAO) in 2022, with access from Park Road, which has yet to commence. If built, the site would be surrounded by residential development in all directions. • 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 would be located within the wider development boundary for Hailsham, which is classed as a sustainable settlement (Type 1 settlement) within the settlement hierarchy and has substantial services and facilities locally. However, a development in this location is still likely to result in an increase in car use to reach services in Hailsham (or other settlements), increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some extent. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified

SUSTAINABILITY OBJECTIVE		Effects				Site No: 107/3000 Name: Land adjoining 13 Station Road, Hellingly
		S	M	L	Overall	Commentary
						to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site is greenfield currently and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • 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 entire site is in Flood Zone 1, which is suitable for development, but there is a potential risk of groundwater flooding that covers the entirety of the site. • The site has a limited risk of surface water flooding to the south of the site (where the existing residential dwelling lies) and to the southwest of the site. • The site is within an area of groundwater concern so there is some potential groundwater flood risk, however this is difficult to predict. Further investigation would be required if development came forward. • Nonetheless, the site was considered within Wealden's SFRA, and the proposed development is therefore suitable for the flood risk zone identified and the site passes the sequential test. Given the above, the impact on this SA Objective is therefore considered a minor positive impact.
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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 107/3000 Name: Land adjoining 13 Station Road, Hellingly
		S	M	L	Overall	Commentary
						• The site does not contain watercourses. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site comprises some greenfield agricultural land and was classified largely within the Agricultural Land Classification survey as 3b, which is considered moderate quality agricultural land. It is noted that the majority of this land to the north has been lost to residential development already and that this site is small and cannot practically be used for agriculture in the long term. Given the above, the impact is limited. • The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 107/3000 Name: Land adjoining 13 Station Road, Hellingly
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area, which is classed as being on the fringe of a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposed use for housing in this location and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of agricultural land of moderate quality under the ALC, although it is now limited in scale given the permitted uses adjacent to the site. The site is semi-rural in character and setting, although the provision of new homes to the north of the site will urbanise the area further. • There are mature hedgerows at the boundary to the site, but not in all directions. Where possible, development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site. • The trees and hedgerows contribute towards the green infrastructure network of the site as well as to the wider greenfield network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 107/3000 Name: Land adjoining 13 Station Road, Hellingly
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • The site does lie within a Biodiversity Opportunity Area (BOA) named the Pevensey & Cuckmere Valley Link. • There is no ancient woodland or priority habitat within or adjacent to the site. • The greenfield nature of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows), although it is unclear of the site's ecological value given the surrounding development. Further studies would be required to establish this. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor negative in the short term but will likely become minor positive in the medium to long term as any mitigation measures become established.
SO10	LANDSCAPE & TOWNSCAPE					• The site lies within a semi-rural location currently but is largely surrounded (or to be surrounded) by new residential development. New homes at this scale would assimilate with the surrounding area and would not compromise the townscape. • The site is considered to be of low to moderate sensitivity within the Council's landscape evidence base primarily due to the influence of existing residential development in this location. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 107/3000 Name: Land adjoining 13 Station Road, Hellingly
		S	M	L	Overall	Commentary
						• Mitigation measures will need to be identified in accordance with the relevant Local Plan polices, although it is clear that the retention of existing hedgerows and trees on site would help screen development in this location. • Due to the lack of a detailed scheme for the site and the limited impact of the proposed development on the landscape, the effect on this SA Objective is considered to be no significant effect.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There are no listed buildings within the site or within close proximity. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have no significant effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is currently no vehicular access to the site from Station Road. The land submitted does provide an opportunity to provide a new vehicular access through the demolition of an existing dwelling on Station Road, and there may be further opportunities to do this through third party land. The Highway Authority would need to be consulted to determine whether the new vehicular access from the Station Road is suitable given the quantum of growth expected.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 107/3000 Name: Land adjoining 13 Station Road, Hellingly
		S	M	L	Overall	Commentary
						• There is a pedestrian footway along New Road to the east of the site towards services in Hailsham, and there are formal footways along Park Road towards Hellingly. • The nearest train stations are at Berwick and Polegate, approximately 6 miles southwest and south respectively of the site, although the only reasonable access to the stations is via private motor vehicle. • The nearest bus stops are within walking distance of the site at Park Road, approximately a 5 minutes' walk to the site. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered a minor positive at this stage as the site has opportunities to deliver an suitable vehicular access from Station Road, or via the recently permitted residential development site to the north. The site is located within a sustainable town in Hailsham and has regular bus service into its services and facilities.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, the site promoter has identified that the site could deliver 15 (net) dwellings. • Due to the size of the developable area of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services are at the Quintin Medical Centre, approx. 1 mile away to the southeast of the site. This can be reached via pedestrian footpaths or public transport. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to

SUSTAINABILITY OBJECTIVE		Effects				Site No: 107/3000 Name: Land adjoining 13 Station Road, Hellingly
		S	M	L	Overall	Commentary
						funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Hailsham Parish. The Study prioritises exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3G playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes. • Given the location of the site and its access to medical facilities, it is considered there would be minor positive effects on this SA Objective through contributions to health and wellbeing enhancements.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development 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: 107/3000 Name: Land adjoining 13 Station Road, Hellingly
		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 in reasonably close proximity to the services and facilities in Hailsham, together with public transport, so future residents would have good access to the town centre. • The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest nursery and primary school are Hailsham Primary Academy, 0.4 miles to the southwest of the site and can be accessed via pedestrian footpaths. • Further primary, secondary and college provision is located within Hailsham. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however given the size of the site there may be some degree of pressure on school place provision which would need to be investigated. Therefore, the effects over the longer term are uncertain at this time.

SUMMARY OF RESULTS:	Site No: 107/3000	Name: Land adjoining 13 Station Road, Hellingly																	
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																			
Minor Positive																			
Not Significant																			
Minor Negative																			
Major Negative																			
Uncertain																			

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. The site lies to the northwest of Hailsham within the proposed development boundary. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and the site's vehicular access capabilities and other infrastructure such as education, health services and community facilities. However,

	it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor Positive effects: SO3 Flood Risk; SO9 Biodiversity; SO13 Travel & Accessibility; SO14 Housing; SO15 Health & Wellbeing** Given the size of the site and its potential to provide specialist forms of the housing alongside market housing, the impact on this SA Objective is expected to be a minor positive if the site is brought forward and makes a positive contribution to meeting the district's housing needs. The site has been considered through the Council's SFRA and is considered not at risk of fluvial or surface water flooding. As Local Plan policies are implemented for biodiversity mitigation methods, there is potential for biodiversity net gain at this site to be achieved. Given that the site is in close proximity of health services and that the scale of development is likely to mean some degree of contributions towards and health and wellbeing improvements could be achieved, the effect is considered to be minor positive. The site is also considered to be within a sustainable location for housing growth and is close to schools, GPs and other facilities, as well as public transport. **Minor negative effects: SO1 Climate Change; SO6 Waste; SO7 Pollution** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate, to some extent, any negative impacts. **Major negative effects: None** **No significant effect: SO10 Landscape and Townscape; SO11 Historical & Cultural Heritage; SO18 Economy and Employment and SO19 Town & Village Centres** The scale of the development and the proposed land uses mean no significant effect on these SA Objectives. **Uncertain effects**: For the remaining SA Objectives, more information is required to determine the effects.

Selected / Rejected for allocation	The proposal for the site is for 15 (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 and has been proposed for allocation on this basis. The site is located to the northwest of Hailsham within the proposed development boundary. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. The site is in a sustainable location and provides multiple benefits to future occupiers of the site, as well as providing new homes to meet the district's housing needs. The site is well contained by existing residential development along Station Road and Park Road and the site was classified has having a low to moderate landscape sensitivity to new development in the 2023 Landscape Sensitivity Assessment. The site is considered suitable for residential development subject to satisfactory access being obtained through the existing dwelling on the site, which has access from Station Road.

SHELAA Ref: 233/3090 **SITE:** Land West of Hackhurst Lane, Lower Dicker

SUSTAINABILITY OBJECTIVE		Effects				Site No: 233/3090 Name: Land west of Hackhurst Lane, Lower Dicker
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently in equestrian use as paddocks and stable, which is greenfield. • The site is 1.04 ha in size and is proposed for 30 (net) dwellings. • The site is to the north of the A22 and to the west of Hackhurst Lane and neighbours residential and commercial (predominantly employment uses) to the south, west and north. Open countryside lies to the east of the site. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Lower Dicker is not classed as a sustainable development within the settlement hierarchy and lacks significant services and facilities and so any development is likely to result in an increase in car use to reach Hailsham, increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some extent. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• Developing this site will introduce hard standing and structures onto greenfield land, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 233/3090 Name: Land west of Hackhurst Lane, Lower Dicker
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The entire site is in Flood Zone 1, which is suitable for development, although there is a potential risk of groundwater flooding. • The site has only limited risk of surface water flooding at the northern boundary to the site. • The site is almost entirely within an area of groundwater concern so there is some potential groundwater flood risk, however this is difficult to predict. Further investigation would be required if development came forward. • The impact is considered uncertain at this time.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • The site does not contain watercourses. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is

SUSTAINABILITY OBJECTIVE		Effects				Site No: 233/3090 Name: Land west of Hackhurst Lane, Lower Dicker
		S	M	L	Overall	Commentary
						acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site comprises some greenfield land in equestrian use but has not been classified within the Agricultural Land Classification survey. • The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area, which is classed as being on the fringe of a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 233/3090 Name: Land west of Hackhurst Lane, Lower Dicker
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposed use for housing development and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of greenfield land. The site is semi-rural in character and setting and still reads as cohesive part of the open countryside to the east, albeit that employment and residential development are adjacent to the proposed site in other directions. • Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site, particularly to provide screening from the open views eastwards. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • There is no ancient woodland or Priority Habitats within the site, or in close proximity to the site. • The greenfield nature of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows to create access), although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 233/3090 Name: Land west of Hackhurst Lane, Lower Dicker
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor negative in the short term but will become minor positive in the medium to long term as any mitigation measures become established.
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies in a semi-rural location and development of new homes at this scale would be out of keeping with the surrounding land uses that largely contains limited residential and employment units. • The site is considered to be of low to moderate sensitivity within the Council's landscape evidence base primarily due to the influence of existing commercial development in this location. The site does however retain a rural character that reads as a cohesive part of the open countryside to the east. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • Due to the lack of a detailed scheme for the site and the likelihood that landscape mitigation could be implemented, the effect on this SA Objective is considered to be uncertain at this time.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There are no listed buildings within the site or within close proximity. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 233/3090 Name: Land west of Hackhurst Lane, Lower Dicker
		S	M	L	Overall	Commentary
						• Therefore, it is considered that the site would have no significant effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is currently no vehicular access to the site and as submitted, the potential vehicular access to the site would be on the Hackhurst Lane, which leads to the junction with the A22. The Local Highway Authority would need to be consulted to determine whether a new vehicular access would require improvements to accommodate growth. • The Hackhurst Lane itself is poorly surfaced at the edge of the site, but the junction from the A22 does include a box junction to allow right hand turn from A22 heading west bound from Hailsham. • There is no footway or cycle provision along Hackhurst Lane, although there is pedestrian footway along the A22 that joins the junction between the two roads. • The nearest train station is at Berwick, approximately 3.5 miles south of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stops are within walking distance along the A22 and there are pedestrian footways to these, with the exception of Hackhurst Lane itself. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered uncertain at this stage that the site likely requires third-party land in order to provide a suitable vehicular access and the transport measures are 'unknown'.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 233/3090 Name: Land west of Hackhurst Lane, Lower Dicker
		S	M	L	Overall	Commentary
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, the site promoter has identified that the whole site would deliver a proposed 30 (net) dwellings. • Due to the size of the developable area of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services (GP, dentists, pharmacy) are in Hailsham, approximately 2.9 miles to the southeast of the site. The nearest hospital is in Eastbourne, approximately 8.6 miles to the south. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Hailsham (Freedom Leisure Centre). These are accessible by public transport as Golden Cross has a regular bus service (numerous services 7 days a week). • A new community sports hub is planned on land within Hellingly Parish at Lower Horsebridge which would bring sports facilities within approximately 1.4 miles of the site, although access would still likely be by private car. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services,

SUSTAINABILITY OBJECTIVE		Effects				Site No: 233/3090 Name: Land west of Hackhurst Lane, Lower Dicker
		S	M	L	Overall	Commentary
						the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development 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 isolated and detached from Lower Dicker and any other identified settlement or local facilities and amenities.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 233/3090 Name: Land west of Hackhurst Lane, Lower Dicker
		S	M	L	Overall	Commentary
						• Lower Dicker itself has limited services and facilities, and potential future residents are likely to travel to Hailsham and/or Polegate, or shop online. • The development of this site would place future residents within reasonable proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is in Muddles Green (Chiddingly Primary School). However, pedestrian connectivity from the site is not possible. Further primary and secondary education is available in Hailsham and there is a school bus service Mon – Fri to/from Hailsham. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	Site No: 233/3090	Name: Land west of Hackhurst Lane, Lower Dicker																	
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																			
Minor Positive																			
Not Significant																			
Minor Negative																			
Major Negative																			
Uncertain																			

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Lower Dicker is not classed as a sustainable settlement as it is considered to be a neighbourhood settlement within the Council's settlement hierarchy, it has limited services and facilities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and the site's vehicular access capabilities and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None**

	Minor positive effects: SO9 Biodiversity; SO14 Housing The site promotor has proposed a residential development (30 net dwellings), which would make a positive contribution to the district's housing needs. However, the details are lacking as to any affordable housing provision etc. Additionally, as the Local Plan policies are implemented for biodiversity mitigation methods there is potential for biodiversity net gain to be achieved. **Minor negative effects: SO1 Climate Change; SO6 Waste; SO7 Pollution** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate, to some extent, any negative impacts. **Major negative effects: None** **No significant effect: SO11 Historic & Cultural Heritage; SO18 Economy and Employment; SO19 Town & Village Centres and SO20 Education & Skills** The scale of the development, existing service provision and the site's location mean no significant effect on these SA Objectives. **Uncertain effects**: For the remaining SA Objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has not been taken forward to allocation. The site is isolated and detached from Lower Dicker, an unsustainable settlement according to the settlement hierarchy, and does not relate well to any other sustainable settlement. The site has poor access to services and facilities and any future residents of this site would need to travel to Hailsham and further afield, via either public transport or private car, to access these. The site lies outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden as a whole as it is isolated from any sustainable settlement. Furthermore, the site would need a new vehicular access from Hackhurst Lane, which may not be suitable for residential development of this scale and third-party land may need to be provided for a suitable vehicular access.

SHELAA Ref: 243/1310

SITE: Land East of Park Road and South of New Road, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 243/1310 Name: Land east of Park Road and south of New Road, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently in use as amenity land (greenfield) to the northwest of a newly completed residential development for 460 (net) dwellings under planning reference WD/2019/0913/MFA, to the east of Park Road and south of New Road at the northern edge of Hailsham. • The site is 1.2 ha and proposed for 8 (net) dwellings. • The site is located to the south of New Road, east of Park Road and to north of Iris Close, with residential development located in all directions within the exception of the northwest of the site. It should be noted that western part of SHELAA reference 919/3000 has also got planning permission for residential development, so this site will become more urbanised. • 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 would be located within the wider development boundary for Hailsham, which is classed as a sustainable settlement (Type 1 settlement) within the settlement hierarchy and has substantial services and facilities locally. However, a development in this location is still likely to result in an increase in car use to reach services in Hailsham (or other settlements), increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some extent. • 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: 243/1310 Name: Land east of Park Road and south of New Road, Hailsham
		S	M	L	Overall	Commentary
						• All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site is greenfield currently and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. In fact, an attenuation basin is already in use for the adjacent residential development in the western portion of the site and would need to be retained. • 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 entire site is in Flood Zone 1, which is suitable for development, but there is a potential risk of groundwater flooding that covers the entirety of the site. • The site has no risk of surface water flooding. • The site is within an area of groundwater concern so there is some potential groundwater flood risk, however this is difficult to predict. Further investigation would be required if development came forward. • The impact is considered uncertain at this time.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 243/1310 Name: Land east of Park Road and south of New Road, Hailsham
		S	M	L	Overall	Commentary
						• The site does not contain watercourses. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site comprises greenfield land and was classified largely within the Agricultural Land Classification survey as 3b, which is considered moderate quality agricultural land. It is noted the site is slightly elevated within the landscape with soil from the previous development in place (bunding), so the impact is limited in the sense that this land has been moved and is not in agricultural use. • The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 243/1310 Name: Land east of Park Road and south of New Road, Hailsham
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area, but the land is classed as being in a brighter area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposed use for housing in this location and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is slightly elevated within the landscape with soil from the previous development in place (bunding) and an attenuation pond on the western half of the site. Young trees have been planted on the boundary with New Road and a pedestrian access for the new development is also situated in the north-east corner of the site. • The development would result in the loss of part of this amenity land and could result in a loss overall of green infrastructure to the support the existing development in place. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 243/1310 Name: Land east of Park Road and south of New Road, Hailsham
		S	M	L	Overall	Commentary
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • The site does lie within a Biodiversity Opportunity Area (BOA) named the Pevensey & Cuckmere Valley Link. • There is no ancient woodland or priority habitat within or adjacent to the site. • The greenfield nature of the site could result in the loss of some biodiversity features in the short-term during construction (i.e. the potential loss of young trees), and this is unlikely to be replaced through a new housing scheme on the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG, which may be difficult to achieve. Local Plan polices will also look to retain and protect trees and amenity space and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor negative in the long term, given that the land is meant to be local amenity space for the newly established development to the south of the site.
SO10	LANDSCAPE & TOWNSCAPE					• The site lies within a semi-rural location currently but is largely surrounded (or to be surrounded) by new residential development. New homes at this scale would assimilate with the surrounding area and would not compromise the townscape. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices, although it is clear that the retention of existing hedgerows and trees on site would help screen development in this location. • Due to the lack of a detailed scheme for the site and the limited impact of the proposed development on the landscape, the effect on this SA Objective is considered to be no significant effect.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 243/1310 Name: Land east of Park Road and south of New Road, Hailsham
		S	M	L	Overall	Commentary
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There are no listed buildings within the site or within close proximity. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have no significant effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is currently no vehicular access to the site from New Road or Iris Close. The land submitted does provide an opportunity to provide a new vehicular access through either road. The Highway Authority would need to be consulted to determine whether the new vehicular access from New Road is suitable given the quantum of growth expected and the existing amalgamation of roads here. • There is a pedestrian footway along Park Road to the east of the site towards services in Hailsham, although there are no formal footways along Station Road towards Hellingly. • The nearest train station at Polegate, is approximately 5.2 miles south of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stops are within walking distance of the site at Park Road, approximately a 5 minutes' walk to the site. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 243/1310 Name: Land east of Park Road and south of New Road, Hailsham
		S	M	L	Overall	Commentary
						• The impact is considered a minor positive at this stage as the site has opportunities to deliver a suitable vehicular access from either New Road or Iris Close. The site is located within a sustainable town in Hailsham and has regular bus service into its services and facilities.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, the site promoter has identified that the site could deliver 8 (net) dwellings. • Due to the size of the developable area of the site, the site may not provide an appropriate mix of type and tenure, including affordable housing. • Given the above, the impact on this SA Objective is expected to be not significant.
SO15	HEALTH & WELLBEING					• The nearest health services are at the Quintin Medical Centre, approx. 0.9 miles away to the east of the site. This can be reached via pedestrian footpaths or public transport. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Hailsham Parish. The Study prioritises exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • This proposal would result in the loss, or partial loss of amenity space that has come forward as part newly completed residential development for 460 (net) dwellings under planning reference WD/2019/0913/MFA. • Given the above, the loss of this amenity space would mean a minor negative 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 243/1310 Name: Land east of Park Road and south of New Road, Hailsham
		S	M	L	Overall	Commentary
						• Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• The development could provide both market and affordable housing (although this may be unlikely given the scale of the development), and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of 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 in reasonably close proximity to the services and facilities in Hailsham, together with public transport, so future residents would have good access to the town centre. • The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 243/1310	Name: Land east of Park Road and south of New Road, Hailsham
		S	M	L	Overall	Commentary	
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest nursery and primary school are Hailsham Primary Academy, walking distance to the southwest of the site and can be accessed via pedestrian footpaths. • Further primary, secondary and college provision is located within Hailsham. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however given the size of the site there may be some degree of pressure on school place provision which would need to be investigated. Therefore, the effects over the longer term are uncertain at this time.	

SUMMARY OF RESULTS:	Site No: 243/1310	Name: Land east of Park Road and south of New Road, Hailsham																	
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																			
Minor Positive																			
Not Significant																			
Minor Negative																			
Major Negative																			
Uncertain																			

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor an application for new development. The site lies to the north of Hailsham within the proposed development boundary. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects:** **None**

	Minor positive effects: SO13 Travel and Accessibility The site is considered to be within a sustainable location for housing growth and is close to schools, GPs and other facilities, as well as public transport. **Minor negative effects: SO1 Climate Change; SO6 Waste; SO7 Pollution; SO9 Biodiversity; SO15 Health and Wellbeing** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate, to some extent, any negative impacts. Along with the attenuation pond, this site was designated to provide open space, pedestrian link and play area associated with the adjoining housing development. Therefore, the loss or partial loss of these aspects of the site would be detrimental to both biodiversity and health and wellbeing. Such features should be retained and therefore this limits new residential development coming forward on the site. **Major negative effects: None** **No significant effect: SO10 Landscape and Townscape; SO11 Historic & Cultural Heritage; SO14 Housing; SO18 Economy and Employment; SO19 Town & Village Centres** The scale of the development, existing service provision and the site's location mean no significant effect on these SA Objectives. **Uncertain effects**: For the remaining SA Objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has not been taken forward to allocation. The site is located to the north of Hailsham within the proposed development boundary. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. The site is in a sustainable location and provides multiple benefits to future occupiers of the site, as well as providing new homes to meet the district's housing needs. However, the site was designated to provide open space, pedestrian link and play area associated with the adjoining housing development. Therefore, the loss or partial loss of these aspects of the site would be detrimental to both biodiversity and health and wellbeing.

SHELAA Ref: 579/3090

SITE: Land Comprising Units 7 and 4 Plus Concrete Hardstanding to the Rear of Hackhurst Lane, Lower Dicker

SUSTAINABILITY OBJECTIVE		Effects				Site No: 579/3090	Name: Land comprising Units 7 and 4 plus concrete hardstanding to the rear of Hackhurst Lane, Lower Dicker
		S	M	L	Overall	Commentary	
SO1	CLIMATE CHANGE MITIGATION					• The site is currently in use as employment land (Use Class B8), which is brownfield. • The site is 1.04 ha in size and is proposed for residential use, although no capacity has been provided. • The site is to the north of the A22 and to the north of Hackhurst Lane and neighbours residential and commercial (predominantly employment uses) to the south and west, with open countryside lying to the north and east of the site. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Lower Dicker is not classed as a sustainable development within the settlement hierarchy and lacks significant services and facilities and so any development is likely to result in an increase in car use to reach Hailsham, even with the loss of the commercial use, increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some extent. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.	

SUSTAINABILITY OBJECTIVE		Effects				Site No: 579/3090 Name: Land comprising Units 7 and 4 plus concrete hardstanding to the rear of Hackhurst Lane, Lower Dicker
		S	M	L	Overall	Commentary
SO2	CLIMATE CHANGE ADAPTATION					• 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 entire site is in Flood Zone 1, which is suitable for development, although there is a potential risk of groundwater flooding. • The site has no risk of surface water flooding. • The site is almost entirely within an area of groundwater concern so there is some potential groundwater flood risk, however this is difficult to predict. Further investigation would be required if the redevelopment of the site takes place. • The impact is considered uncertain at this time.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site may increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • The site does not contain watercourses. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is

SUSTAINABILITY OBJECTIVE		Effects				Site No: 579/3090 Name: Land comprising Units 7 and 4 plus concrete hardstanding to the rear of Hackhurst Lane, Lower Dicker
		S	M	L	Overall	Commentary
						acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site comprises brownfield land in employment use that has several industrial buildings erected, along with hardstanding. There is no greenfield land. • There may be contamination on site given the existing use and this would require further investigation. • The redevelopment of the site will disturb the soil, which can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area, which is classed as being a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 579/3090 Name: Land comprising Units 7 and 4 plus concrete hardstanding to the rear of Hackhurst Lane, Lower Dicker
		S	M	L	Overall	Commentary
						• The development of the site will result in an increase in traffic during construction and potentially through operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposed use for housing development and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• The development of the site is likely to introduce green and blue infrastructure onto the site and would need to seek to enhance the few features on the site for biodiversity, (which includes some mature tree planting on the eastern edge of the site) and provide additional soft landscaping as much as possible. • There would be a limited loss of green infrastructure or blue infrastructure on site. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be minor positive at this stage as achieving Biodiversity Net Gain is likely to increase the biodiversity value of the site.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • There is ancient woodland to the northwest of the site at its boundary and other priority habitat (deciduous woodland) to the north and northwest of the site that would need to be protected through buffer zones to the site. • The appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG. Local Plan

SUSTAINABILITY OBJECTIVE		Effects				Site No: 579/3090 Name: Land comprising Units 7 and 4 plus concrete hardstanding to the rear of Hackhurst Lane, Lower Dicker
		S	M	L	Overall	Commentary
						polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor positive over the entire timeframe of the development as any mitigation measures become established.
SO10	LANDSCAPE & TOWNSCAPE					• The site is assessed as having a low to moderate sensitivity to residential development due to the existing development on site and given it is situated within an area surrounded by existing employment units. Housing development should have a limited impact on the wider landscape, provided additional landscape buffering is provided on site, particularly along the eastern boundary. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies, including improving the public realm. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The impact is expected to have no significant effect on the SA objective due to the site's location in the Hackhurst Lane Industrial Estate.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There are no listed buildings within the site or within close proximity. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have no significant effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 579/3090 Name: Land comprising Units 7 and 4 plus concrete hardstanding to the rear of Hackhurst Lane, Lower Dicker
		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 vehicular access to the site would be on the Hackhurst Lane, which leads to the junction with the A22. The Local Highway Authority would need to be consulted to determine whether an upgrade to Hackhurst Lane would require improvement to accommodate growth and third-party land may also be required. There would also be concerns around the compatibility of residential and commercial uses. • The Hackhurst Lane itself is poorly surfaced at the edge of the site and is intended for commercial uses, but the junction from the A22 does include a box junction to allow right hand turn from A22 heading west bound from Hailsham. • There is no footway or cycle provision along Hackhurst Lane, although there is pedestrian footway along the A22 that joins the junction between the two roads. • The nearest train station is at Berwick, approximately 4.2 miles south of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stops are within walking distance along the A22 (about 0.4 miles away) and there are pedestrian footways along the A22 to these, but none on the Hackhurst Lane itself. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered uncertain at this stage that the site likely requires third-party land in order to provide a suitable vehicular access and the transport measures are 'unknown'.
SO14	HOUSING					• Although the capacity of the site for new housing has not been determined by the land promoter, the development has the potential to contribute to the district's identified housing need.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 579/3090 Name: Land comprising Units 7 and 4 plus concrete hardstanding to the rear of Hackhurst Lane, Lower Dicker
		S	M	L	Overall	Commentary
						• Due to the size of the developable area of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services (GP, dentists, pharmacy) are in Hailsham, approximately 3.3 miles to the southeast of the site. The nearest hospital is in Eastbourne, approximately 8.6 miles to the south. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Hailsham (Freedom Leisure Centre). These are accessible by public transport as Golden Cross has a regular bus service (numerous services 7 days a week). • A new community sports hub is planned on land within Hellingly Parish at Lower Horsebridge which would bring sports facilities within approximately 1.7 miles of the site, although access would still likely be by private car. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short-term, but uncertain in the medium to longer term, depending on the expansion of the existing health sector.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 579/3090 Name: Land comprising Units 7 and 4 plus concrete hardstanding to the rear of Hackhurst Lane, Lower Dicker
		S	M	L	Overall	Commentary
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development 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 would result in the loss of active employment use on a well-used industrial that is identified as a Key Employment Site (where the retention of employment uses is supported) in the draft Local Plan. • 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, this would be outweighed by the loss of the existing employment use, particularly in the medium to longer term. • Therefore, overall, the development for residential would result in the loss of an existing employment use in a Key Employment Site that would result in a major negative impact 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: 579/3090 Name: Land comprising Units 7 and 4 plus concrete hardstanding to the rear of Hackhurst Lane, Lower Dicker
		S	M	L	Overall	Commentary
						• The site is isolated and detached from Lower Dicker and any other identified settlement or local facilities and amenities. • Lower Dicker itself has limited services and facilities, and potential future residents are likely to travel to Hailsham and/or Polegate, or shop online. • The development of this site would place future residents within reasonable proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is in Muddles Green (Chiddingly Primary School). However, pedestrian connectivity from the site is not possible. Further primary and secondary education is available in Hailsham and there is a school bus service Mon – Fri to/from Hailsham. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however, over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	Site No: 579/3090	Name: Land comprising Units 7 and 4 plus concrete hardstanding to the rear of Hackhurst Lane, Lower Dicker																		
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	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Lower Dicker is not classed as a sustainable settlement as it is considered to be a neighbourhood settlement within the Council's settlement hierarchy, it has limited services and facilities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and the site's vehicular access capabilities and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None**

	Minor positive effects: SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO14 Housing The site promotor has proposed a residential development on a 1ha site, which would make a positive contribution to the district's housing needs. However, the details are lacking as to any affordable housing provision etc. Additionally, as the Local Plan policies are implemented for biodiversity mitigation methods there is potential for biodiversity net gain to be achieved, as well as improvements to green infrastructure for the site, which are limited a present. **Minor negative effects: SO1 Climate Change; SO6 Waste; SO7 Pollution** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate, to some extent, any negative impacts. **Major negative effects: SO18 Economy and Employment** The loss of an employment use in a Key Employment Area (as designated in the draft Local Plan) is considered to be a major negative effect, given the pressing need for new employment premises in the district. **No significant effect: SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO19 Town & Village Centres and SO20 Education & Skills** The scale of the development, existing service provision and the site's location mean no significant effect on these SA Objectives. **Uncertain effects**: For the remaining SA Objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has not been taken forward to allocation. The site is isolated and detached from Lower Dicker, an unsustainable settlement according to the settlement hierarchy, and does not relate well to any other sustainable settlement. The site has poor access to services and facilities and any future residents of this site would need to travel to Hailsham and further afield, via either public transport or private car, to access these. The site lies outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden as a whole as it is isolated from any sustainable settlement.

	The loss of employment floorspace in an existing industrial estate and the potential compatibility issues between the various neighbouring uses is also likely to result in negative impacts for existing employment uses and future occupiers of the residential development. Furthermore, the site would need a new vehicular access from Hackhurst Lane, which may not be suitable for residential development of this scale and third-party land may need to be provided for a suitable vehicular access.

SHELAA Ref: 662/3090 **SITE:** Land at Shep Plastics, The Dicker, Lower Dicker

SUSTAINABILITY OBJECTIVE		Effects				Site No: 662/3090 Name: Land at Shep Plastics, The Dicker, Lower Dicker
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site contains a former employment use building (which was granted prior approval for eight flats under planning reference WD/2019/0688/PO1 that has recently completed. There are a number of other buildings on site behind the residential development that were employment use, with the storage of containers and others uses behind those buildings. • The site is 1.02ha in size and was proposed for residential development of 9 (net) dwellings. • The site lies to the south of the A22. To the east and west of the site are various uses including a church, employment uses and residential dwellings that front onto the A22. To the rear of the site is open countryside. • 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. • Lower Dicker is not classed as sustainable within the settlement hierarchy and lacks significant services and facilities and so any development is likely to result in an increase in car use to reach Hailsham, increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some extent. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified

SUSTAINABILITY OBJECTIVE		Effects				Site No: 662/3090 Name: Land at Shep Plastics, The Dicker, Lower Dicker
		S	M	L	Overall	Commentary
						to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• Developing this site will introduce hard standing and structures onto greenfield land to the rear of the site, 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 entire site is in Flood Zone 1, which is suitable for development, although there is a potential risk of groundwater flooding. • The site is at a risk of surface water flooding and that is present in various parts of the site in small pockets. • The site is entirely within an area of groundwater concern so there is some potential groundwater flood risk, however this is difficult to predict. Further investigation would be required if development came forward. • The impact is considered uncertain at this time.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • The site does not contain any watercourses.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 662/3090 Name: Land at Shep Plastics, The Dicker, Lower Dicker
		S	M	L	Overall	Commentary
						• 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 land is not in agricultural use and has not been classified within the Agricultural Land Classification survey. • The previous use of the site is likely to mean that there is some land contamination, although this will need to be investigated further. • The site (with the exception of the recently permitted residential development) is safeguarded as a waste site within the East Sussex County Council Waste and Minerals Sites Plan that was adopted in February 2017. This will have a major negative impact on this SA Objective.
SO6	WASTE					• 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. • The site (with the exception of the recently permitted residential development) is safeguarded as a waste site within the East Sussex County Council Waste and Minerals Sites Plan that was adopted in February 2017. This will have a major negative impact on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 662/3090 Name: Land at Shep Plastics, The Dicker, Lower Dicker
		S	M	L	Overall	Commentary
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area, which is classed as being brighter area (due to the A22 and run up to Boship Roundabout) in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • Given the presence of the A22 in this location, any residential occupiers will likely be subject traffic noise considerations, particularly to the south of the site. • The previous use of the site is likely to mean that there is some land contamination, although this will need to be investigated further. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposed use, the resultant air pollution arising from the use of motorised forms of transport, as well as noise impacts from the A22 and the potential for land contamination, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• The development of the site is likely to introduce green and blue infrastructure onto the site and would need to seek to enhance the few features on the site for biodiversity, (which includes some mature tree planting on the boundary of the site) and provide additional soft landscaping as much as possible. • There would be a limited loss of green infrastructure or blue infrastructure on 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 662/3090 Name: Land at Shep Plastics, The Dicker, Lower Dicker
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is considered to be minor positive at this stage as achieving Biodiversity Net Gain is likely to increase the biodiversity value of the site.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • There is no ancient woodland or other priority habitats on site. • The appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor positive over the entire timeframe of the development as any mitigation measures become established.
SO10	LANDSCAPE & TOWNSCAPE					• The site is largely developed in the northern portion of the site and this part of the site would not be sensitive to change. The development of the open area of the site to the south is unlikely to have an impact on the wider landscape, provided that additional landscape buffering is provided on site, particularly along the southern boundary. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies, including improving the public realm. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The impact is expected to have no significant effect on the SA objective due to the site's existing uses.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 662/3090 Name: Land at Shep Plastics, The Dicker, Lower Dicker
		S	M	L	Overall	Commentary
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There are no listed buildings within the site or within close proximity. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have no significant effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is currently a vehicular access to the site from the A22 that serves the existing residential development and former employment uses. The Highway Authority would need to be consulted to determine whether an upgraded vehicular access from the A22 would be suitable for the uses proposed given the quantum of growth expected, but this is likely. • There are pedestrian footways along the A22 that go towards Hailsham. • The nearest train station is at Berwick, approximately 4.1 miles south of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stops are within walking distance along the A22 and there are paved areas to wait at the bus stop. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 662/3090 Name: Land at Shep Plastics, The Dicker, Lower Dicker
		S	M	L	Overall	Commentary
						• The impact is considered uncertain at this stage as the site would need to demonstrate that the existing highway access is suitable for the development proposed. Transport measures are also 'unknown'.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need. The site promoter has identified a capacity for residential development of 9 (net) dwellings. • Nonetheless, due to the size of the developable area of the site, the site is unlikely to deliver affordable housing, or an appropriate mix of dwelling types. The impact on this SA Objective is expected to be no significant effect.
SO15	HEALTH & WELLBEING					• The nearest health services (GP, dentists, pharmacy) are in Hailsham, approximately 2.1 miles to the southeast of the site. The nearest hospital is in Eastbourne, approximately 7.5 miles to the south. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Hailsham (Freedom Leisure Centre). These are accessible by public transport as Golden Cross has a regular bus service (numerous services 7 days a week). • A new community sports hub is planned on land within Hellingly Parish at Lower Horsebridge which would bring sports facilities within approximately 0.5 miles of the site, although access may still be by private car due to pedestrian connectivity across the Boship roundabout. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services,

SUSTAINABILITY OBJECTIVE		Effects				Site No: 662/3090 Name: Land at Shep Plastics, The Dicker, Lower Dicker
		S	M	L	Overall	Commentary
						the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development 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 would result in the loss of an inactive employment use, which is contrary to the Council's evidence base and draft Local Plan of maintaining employment sites in all locations. • 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, this would be outweighed by the loss of the existing employment use, particularly in the medium to longer term. • Therefore, overall, the development for residential would result in the loss of an existing employment use that would result in a minor negative impact on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 662/3090 Name: Land at Shep Plastics, The Dicker, Lower Dicker
		S	M	L	Overall	Commentary
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 isolated and detached from Lower Dicker and any other identified settlement or local facilities and amenities. • Lower Dicker itself has limited services and facilities, and potential future residents are likely to travel to Hailsham and/or Polegate, or shop online. • The development of this site would place future residents within reasonable proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is in Hellingly (Hellingly Community Primary School). However, pedestrian connectivity from the site is not possible. Further primary and secondary education is available in Hailsham and there is a school bus service Mon – Fri to/from Hailsham. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however, over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	Site No: 662/3090	Name: Land at Shep Plastics, The Dicker, Lower Dicker																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development (the site did have a previous prior approval granted for 8 (net) dwellings that has been completed). Lower Dicker is not classed as a sustainable settlement as it is considered to be a neighbourhood settlement within the Council's settlement hierarchy, it has limited services and facilities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and the site's vehicular access capabilities and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.

Summary	**Major positive effects: None** **Minor positive effects: SO8 Green & Blue Infrastructure; SO9 Biodiversity** As Local Plan policies are implemented for biodiversity mitigation methods there is potential for biodiversity net gain to be achieved, as well as improvements to green infrastructure for the site, which are limited a present. **Minor negative effects: SO1 Climate Change; SO7 Pollution** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate, to some extent, any negative impacts. The loss of an employment uses is considered to be a minor negative effect given the pressing need for new employment premises in the district. **Major negative effects: SO5 Soil, Land and Minerals; SO6 Waste** The site (with the exception of the recently permitted residential development) is safeguarded as a waste site within the East Sussex County Council Waste and Minerals Sites Plan that was adopted in February 2017. This will have a major negative impact on these SA Objectives. **No significant effect: SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO14 Housing; SO19 Town & Village Centres and SO20 Education & Skills** The scale of the development, existing service provision and the site's location mean no significant effect on these SA Objectives. **Uncertain effects**: For the remaining SA Objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has not been taken forward to allocation. The site is isolated and detached from Lower Dicker, an unsustainable settlement according to the settlement hierarchy, and does not relate well to any other sustainable settlement. The site has poor access to services and facilities and any future residents of this site would need to travel to Hailsham and further afield, via either public transport or private car, to access these. The site lies outside of any proposed development boundary; therefore, it does

	not conform with the overall strategy for development within Wealden as a whole as it is isolated from any sustainable settlement. The loss of employment floorspace results in negative impacts for the district in terms of retaining employment uses. Part of the site is also safeguarded as a waste site within the East Sussex County Council Waste and Minerals Sites Plan that was adopted in February 2017.

SHELAA Ref: 780/3100 **SITE:** Land East of A22 and South of A271, Lower Horsebridge

SUSTAINABILITY OBJECTIVE		Effects				Site No: 780/3100 Name: Land east of A22 and south of A271, Lower Horsebridge
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently agricultural land (pasture) and is greenfield. • The site is 16.43 ha in size and is proposed for 124 (net) dwellings in the latest planning application on site that was refused (reference WD/2022/3222/MAO) and is now subject to a planning appeal. • The site is located to the east of Boship roundabout, to the south of the A271 and to the east of the A22 dual carriageway. The site lies to the southwest of Lower Horsebridge (which it adjoins) and to the northwest of Hailsham. The site is neighboured by linear residential development to the east along the A271, as well as some homes to the northwest but has open views to the countryside northwards. • 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. • Lower Horsebridge is classed as a sustainable settlement (Type 4 settlement) within the settlement hierarchy and has some services and facilities locally. However, a development of this scale is still likely to result in an increase in car use to reach Hailsham specifically, increasing emissions and this was a reason for the refusal of the planning application. It is noted that mitigation measures such as EV charging infrastructure could address this to some extent. • 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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 780/3100 Name: Land east of A22 and south of A271, Lower Horsebridge
		S	M	L	Overall	Commentary
						likely to remain and this was a reason for the refusal of the planning application (i.e. the proposal has failed to demonstrate that, the site is suitably accessible by non-car modes).
SO2	CLIMATE CHANGE ADAPTATION					• The site is greenfield currently and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. It is noted that the lead flood authority agree that a suitable SuDS scheme could be delivered, but this would have been subject to separate approval through a planning condition. • 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 substantial proportion of the site is located within both Flood Risk 2 and 3 and have been determined to be included within the SFRA Flood Risk areas also. The only portion of the site to not be included in the fluvial flood risk area (i.e. Flood Zone 1) is to the northwest of the site adjoining A271 and A22, where the current planning appeal is intending to the erect the dwellings. It is not certain whether the current planning appeal, including the vehicular access and dwellings are wholly outside of the SFRAs flood zones. • The site is also affected by surface water flood risk as defined by the Wealden SFRA. These areas are focused within that areas already covered by fluvial flooding and the south of the site and extend along the boundaries here also. It is likely given the size of the proposed development that suitable mitigation for surface water flood risk could be implemented.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 780/3100 Name: Land east of A22 and south of A271, Lower Horsebridge
		S	M	L	Overall	Commentary
						• The whole site is within an area of groundwater concern and therefore may be at risk of groundwater flooding. Further investigations would be required as part of any development. • Only water compatible uses are permitted within Flood Zone 3b in line with government guidance on flood risk and coastal change. • The development proposed on the site at planning appeal may be acceptable; however, a sequential approach to the location of development on site will need to be taken to direct development first to the areas of the site not at risk of flooding. • Given that the site is at risk of flooding from multiple sources, effects are considered to be uncertain generally for the site although the Council did not refuse the planning application on these grounds.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • The development of this site will increase the demand for water consumption and wastewater treatment. • The River Cuckmere at Lower Horsebridge forms the southern boundary of the site and is classified by the Environment Agency as being in poor ecological status. • Development of the site could exacerbate the rivers poor ecological status through potential pollution, directly and indirectly through surface runoff and discharge. • The site is not within a groundwater source protection zone. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • It is considered there would be minor negative effects on this SA Objective, predominantly due to the potential of the site to impact the river Cuckmere which is currently in a poor condition.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 780/3100 Name: Land east of A22 and south of A271, Lower Horsebridge
		S	M	L	Overall	Commentary
SO5	SOIL, LAND & MINERALS					• The site is agricultural land and has been classified within the Agricultural Land Classification (ALC) survey as Grade 3B (moderate quality) including the land within the current planning appeal. The land is currently used in pasture so would result in the loss of agricultural land, although this would not be BMV land. • The site is not safeguarded for waste or minerals operations. • There are no known issues with contamination of the land. • The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO2 emissions. • 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, given the substantial loss of working agricultural land of moderate quality (3b), a minor negative impact is identified for this SA Objective.
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					• Due to the scale of the development site, this could introduce more light pollution to the area, even when it is classed as being a brighter area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 780/3100 Name: Land east of A22 and south of A271, Lower Horsebridge
		S	M	L	Overall	Commentary
						• There is also potential for noise pollution given the site's position adjacent to the A271 and A22 and this would need to be considered for the completed development, particularly where new homes are in close proximity to the dual carriageway. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposed use for housing in this location and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of agricultural land of moderate quality under the ALC. The site is rural in character and setting, although there are views to both Hailsham to the south and Lower Horsebridge to the northeast. • The mature hedgerows and trees on the boundaries of the site provide wildlife corridors and stepping stones to the wider countryside. Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site. • The trees and hedgerows contribute towards the green infrastructure network of the site as well as to the wider greenfield network. • The proposal in the planning appeal suggests that includes the provision of open space providing habitats including modified grassland, lowland meadow, ponds, mixed scrub, mixed woodland, urban trees and native hedgerows. These habitats have been assessed in terms of biodiversity benefits and found to represent a 26.5% net gain in respect to habitat units and a 39.1% gain for hedgerow units. • Given the above, it is considered that the proposal would provide sufficient green and blue infrastructure enhancements that would at least meet the 20% BNG expected on site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 780/3100 Name: Land east of A22 and south of A271, Lower Horsebridge
		S	M	L	Overall	Commentary
						• The impact is considered to be a minor positive at this time, although much will depend on the implementation of any development.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). Much of the site does lie within a Biodiversity Opportunity Area (BOA) named the 'River Cuckmere Habitat Link'. The proposal that is the subject of the appeal lies outside the BOA. • There is no ancient woodland or priority habitats within the site. However, there is ancient woodland and priority habitats located to the southeast of the SHELAA site (to the north Solent Crescent and to northwest of Cuckmere Close). The proposal that is the subject of the appeal lies some distance from these ecological features. • The greenfield nature of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows to create access), as well as the loss of trees. • However, the appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site. • The proposal in the planning appeal suggests that includes the provision of open space providing habitats including modified grassland, lowland meadow, ponds, mixed scrub, mixed woodland, urban trees and native hedgerows. These habitats have been assessed in terms of biodiversity benefits and found to represent a 26.5% net gain in respect to habitat units and a 39.1% gain for hedgerow units. • Given the above, it is considered that the proposal would provide sufficient green and blue infrastructure enhancements that would at least meet the 20% BNG expected on site. • The impact is expected to be minor negative in the short term but will likely become minor positive in the medium to long term as any mitigation measures become established.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 780/3100 Name: Land east of A22 and south of A271, Lower Horsebridge
		S	M	L	Overall	Commentary
SO10	LANDSCAPE & TOWNSCAPE					• The site is assessed as having moderate to high sensitivity to residential development, in part due to the area's role in separation between the settlements of Hailsham and Lower Horsebridge, the areas of deciduous woodland and the undulating course of the river Cuckmere and open views into the site from the A271. • The site forms part of the wider River Cuckmere corridor, which continues to the north towards Hellingly and to the south towards Upper Dicker. This corridor is an important swathe of undeveloped land which separates the village of Lower Horsebridge from the urban area of Upper Horsebridge and Hailsham. • The primary reason for the refusal of the planning application (reference WD/2022/3222/MAO) at the site was on landscape grounds. It was considered that the proposed development '*would be detrimental to the character and appearance of the locality. Any residential development on this site will inevitably and irrevocably change the character and appearance of this part of the River Cuckmere corridor, which is an important swathe of undeveloped land separating the village of Lower Horsebridge from the urban area of Upper Horsebridge and Hailsham, by extending development southwards and the harmful urbanising impact which would arise from the development*'. • Therefore, it is considered that the effects on this SA Objective are major negative as development of the quantum envisioned on this site would be out of keeping with the general character and appearance of the countryside it surrounds, as well as Lower Horsebridge itself.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. However, a Grade II Listed Building (Brook House) and its curtilage are located adjacent to the northern boundary of the site and a further Grade II Listed Building (Boship Farm Hotel) is located on the western boundary of the site. • This has been assessed as part of the current proposals that are at planning appeal and it was found that the development would undermine the character of the setting of Brook House and Boship Farm Hotel by virtue of divorcing them from their countryside setting, providing an alien and urbanising development which by virtue of the scale, form and

SUSTAINABILITY OBJECTIVE		Effects				Site No: 780/3100 Name: Land east of A22 and south of A271, Lower Horsebridge
		S	M	L	Overall	Commentary
						quantum of development would cause unacceptable harm to the character and significance of the setting of the heritage assets. • Therefore, it is considered that the effects on this SA Objective are major negative.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is currently no vehicular access to the site. The site could provide a vehicular access from the A271, and this is proposed within the appeal scheme. The Local Highway Authority was consulted on whether a new vehicular access from the A271 would be able to accommodate the growth anticipated and this was considered acceptable in terms of the proposed vehicle access arrangements. • There is a pedestrian footway along the A271 at the northern boundary of the site, although this is narrow and not necessarily attractive to the occupiers of the development. • The nearest train station is at Polegate, approximately 4.4 miles south of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stops are within walking distance along the A271 in Lower Horsebridge itself and there are paved areas to wait at the bus stop. • The Local Highway Authority in its objection to the original planning application, did raise several issues with the proposed appeal scheme, which included that it has not been demonstrated that, the site is suitably accessible by non-car modes, and that the impacts of the development at Boship roundabout have not been suitably assessed and mitigated. It is noted that the local planning authority considered the former issues (accessibility to non-car modes of travel) to be reason for the refusal of the planning application.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 780/3100 Name: Land east of A22 and south of A271, Lower Horsebridge
		S	M	L	Overall	Commentary
						• Given the above, it is considered that the impact on this SA Objective is a minor negative.
SO14	HOUSING					• The proposed development of 124 (net) dwellings will significantly contribute to the Council's housing need. This will be further enhanced by the provision of affordable homes, Lifetime homes and/or self-build/custom homes. The current planning appeals proposals suggest that 35% of the homes would be affordable and there would be a small percentage of self-build and custom build homes. • Therefore, major positive effects are expected on this SA Objective.
SO15	HEALTH & WELLBEING					• The nearest health services (GP, dentists, pharmacy) are in Hailsham, approximately 2 miles to the southeast/east of the site. The nearest hospital is in Eastbourne, approximately 7.3 miles to the south. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Hailsham (Freedom Leisure Centre). These are accessible by public transport. • A new community sports hub is planned on land within Hellingly Parish at Lower Horsebridge which would bring sports facilities within walking distance of the site. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector.
SO16	QUALITY OF LIFE					• 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: 780/3100 Name: Land east of A22 and south of A271, Lower Horsebridge
		S	M	L	Overall	Commentary
	& PLACE					• Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no detailed masterplan in terms of the scale, layout or design of the site (the appeal scheme is only at the outline planning application stage and is indicative), the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development of the site will provide both market and affordable housing (43 affordable homes) 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. • However, the scheme is expected to provide at least 43 affordable homes, which will address part of the affordable housing needs of the district and will help to some extent with addressing issues of deprivation, disadvantage and poverty.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is in close proximity to the services and facilities in Hailsham, together with public transport, so future residents would have reasonably good access to the town centre. • The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and Lower Horsebridge and its associated services

SUSTAINABILITY OBJECTIVE		Effects				Site No: 780/3100 Name: Land east of A22 and south of A271, Lower Horsebridge
		S	M	L	Overall	Commentary
						and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is the Hellingly Community Primary School, 0.7 miles to the northeast of the site and can be accessed via pedestrian footpaths. • Further primary, secondary and college provision is located within Hailsham to the southeast. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however given the size of the site there may be some degree of pressure on school place provision which would need to be investigated. Therefore, the effects over the longer term are uncertain at this time.

SUMMARY OF RESULTS:	Site No: 780/3100	Name: Land east of A22 and south of A271, Lower Horsebridge																	
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission but was subject to a planning application for 124 (net) dwellings that was refused by the local planning authority and is the subject of a planning appeal. The site lies to the northwest of Hailsham and to the west of Lower Horsebridge and is located outside the proposed development boundary of any settlement. Lower Horsebridge is classed as a sustainable settlement as it is considered to be a secondary village within the Council's settlement hierarchy, which has some access to services and facilities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community

	facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO14 Housing** Given the size of the site and its potential to provide specialist forms (including 43 affordable homes) of the housing alongside market housing, the impact on this SA Objective is expected to be a major positive if the site is brought forward and makes a significant positive contribution to meeting the district's housing needs. **Minor Positive effects: SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO17 Social Deprivation** The current planning appeal proposal suggests that it would the provision of open space providing habitats including modified grassland, lowland meadow, ponds, mixed scrub, mixed woodland, urban trees and native hedgerows. These habitats have been assessed in terms of biodiversity benefits and found to represent a 26.5% net gain in respect to habitat units and would exceed our BNG target of 20%, albeit there may be the loss of some ecological features (i.e. hedgerows to allow for vehicular access etc.). The current planning appeal proposal also supports the development of 43 affordable homes which will address part of the affordable housing needs of the district and will help to some extent with addressing issues of deprivation, disadvantage and poverty. **Minor negative effects: SO1 Climate Change; SO4 Water Resources/Quality; SO5 Soil, Land & Minerals; SO6 Waste; SO7 Pollution; SO13 Travel and Accessibility** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate, to some extent, any negative impacts. The proposal would also bring residential development in close proximity to the River Cuckmere at Lower Horsebridge, which forms the southern boundary of the site and is classified by the Environment Agency as being in poor ecological status. It is considered that new development in this location could exacerbate the poor ecological status of the river. The development would also result in the loss of agricultural land in an active use that is of moderate quality (3b). It is also known from the current planning appeal proposal that there are also concerns relating to the accessibility to non-car modes of travel from this location (particularly walking and cycling) with the scheme facing away from Hailsham, which was a reason for the refusal of the planning application. **Major negative effects: SO10 Landscape and Townscape; SO11 Historic & Cultural Heritage** The site is also considered to be of moderate to high landscape sensitivity in part due to the area's role in separation between the settlements of Hailsham and Lower Horsebridge, the areas of deciduous woodland and the undulating course of the river

	Cuckmere and open views into the site from the A271. This was a reason for the refusal of the planning application that is now at appeal. The site was also refused planning permission owing to the impact upon the setting of two listed buildings. **No significant effect: SO18 Economy and Employment; SO19 Town & Village Centres** The scale and type of development, existing service provision and the site's location mean no significant effect on these SA Objectives. **Uncertain effects**: For the remaining SA Objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has not been taken forward to allocation. The site has several significant issues, primarily relating to the impact of the landscape in this location as well as the historic environment. The site is severed from the existing built form of either Hailsham to the south or Lower Horsebridge to the east given the presence of flood risk within the eastern half of the site. Development here would be detrimental to the character and appearance of the locality. Any residential development on this site will inevitably and irrevocably change the character and appearance of this part of the river Cuckmere corridor, which is an important swathe of undeveloped land separating the village of Lower Horsebridge from the urban area of Upper Horsebridge and Hailsham. The site has been assessed on heritage grounds also as part of the current planning appeal scheme and it was found that the development would undermine the character of the setting of Brook House and Boship Farm Hotel by virtue of divorcing them from their countryside setting, providing an alien and urbanising development which by virtue of the scale. Lastly, it has not been demonstrated, as part of the current planning appeal that non-car modes will regularly be used by future occupiers of the site.

SHELAA Ref: 799/3090

SITE: Rainbow Farm and Oak Tree Farm, Camberlot Road, Lower Dicker

SUSTAINABILITY OBJECTIVE		Effects				Site No: 799/3090	Name: Rainbow Farm and Oak Tree Farm, Camberlot Road, Lower Dicker
		S	M	L	Overall	Commentary	
SO1	CLIMATE CHANGE MITIGATION					• The site is currently in equestrian use as paddocks and stable, which is greenfield. A single residential dwelling and driveway is located at the southern boundary of the site. • The site is 5.89 ha in size and is proposed for 50 (net) dwellings or employment uses (E(g), B2 and B8). • The site lies to the south of the A22 and to the east of Camberlot Road and neighbours residential and commercial (predominantly employment uses) to the east, west (although more limited) and north. Open countryside lies to the south of the site. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Lower Dicker is not classed as a sustainable within the settlement hierarchy and lacks significant services and facilities and so any development is likely to result in an increase in car use to reach Hailsham, increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some extent. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.	

SUSTAINABILITY OBJECTIVE		Effects				Site No: 799/3090 Name: Rainbow Farm and Oak Tree Farm, Camberlot Road, Lower Dicker
		S	M	L	Overall	Commentary
SO2	CLIMATE CHANGE ADAPTATION					• Developing this site will introduce hard standing and structures onto greenfield land, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The entire site is in Flood Zone 1, which is suitable for development, although there is a potential risk of groundwater flooding. • The site has only limited risk of surface water flooding at the far western boundary to the site. • The site is partially within an area of groundwater concern (to the southwest) so there is some potential groundwater flood risk, however this is difficult to predict. Further investigation would be required if development came forward. • The impact is considered uncertain at this time.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • The site does not contain watercourses. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 799/3090 Name: Rainbow Farm and Oak Tree Farm, Camberlot Road, Lower Dicker
		S	M	L	Overall	Commentary
						• Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site comprises some greenfield land in equestrian use but has not been classified within the Agricultural Land Classification survey. • The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area, which is classed as being on the fringe of a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • Given the presence of the A22 in this location, any residential occupiers will likely be subject traffic noise considerations, particularly to the north of the site. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed

SUSTAINABILITY OBJECTIVE		Effects				Site No: 799/3090 Name: Rainbow Farm and Oak Tree Farm, Camberlot Road, Lower Dicker
		S	M	L	Overall	Commentary
						development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposed use for housing development and the resultant air pollution arising from the use of motorised forms of transport, as well as noise impacts from the A22, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of greenfield land. The site is semi-rural in character and setting and still reads as cohesive part of the open countryside to the south, albeit that employment and residential development are adjacent to the proposed site in other directions. • Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site, particularly to provide screening from the open view southwards. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • There is no ancient woodland or Priority Habitats within the site, or in close proximity to the site. • The greenfield nature of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows to create a vehicular

SUSTAINABILITY OBJECTIVE		Effects				Site No: 799/3090 Name: Rainbow Farm and Oak Tree Farm, Camberlot Road, Lower Dicker
		S	M	L	Overall	Commentary
						access), although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site, including hedgerows. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light or noise pollution and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor negative in the short term but will become minor positive in the medium to long term as any mitigation measures become established.
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies in a semi-rural location and the development of new homes at this scale would be out of keeping with the surrounding land uses that largely contains limited residential and employment units. It is noted that employment uses are of a significant scale along the A22, but these are primarily situated to the north of the A22, rather than to the south, which is more open in the landscape. • The site is considered to be of low to moderate sensitivity within the Council's landscape evidence base primarily due to the influence of existing commercial development in this location and the presence of the A22. The site does however retain a rural character that reads as a cohesive part of the open countryside to the south. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices, although it is clear that the retention of existing hedgerows and trees on site would help screen development in this location.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 799/3090 Name: Rainbow Farm and Oak Tree Farm, Camberlot Road, Lower Dicker
		S	M	L	Overall	Commentary
						• Due to the lack of a detailed scheme for the site and the likelihood that landscape mitigation could be implemented, the effect on this SA Objective is considered to be uncertain at this time.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There are no listed buildings within the site or within close proximity. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have no significant effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is currently only a limited vehicular access to the site from Camberlot Road to serve the single dwelling on the southern boundary of the site. There is currently no vehicular access to the site from the A22 and as submitted, the potential vehicular access to the site would need be from the A22. The Highway Authority would need to be consulted to determine whether a new vehicular access from the A22 would be possible (the visibility splays are appropriate) given the quantum of growth expected. • There is no footway or cycle provision along Camberlot Road, although there is pedestrian footway along the A22, although this is the opposite side of the road from the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 799/3090 Name: Rainbow Farm and Oak Tree Farm, Camberlot Road, Lower Dicker
		S	M	L	Overall	Commentary
						• The nearest train station is at Berwick, approximately 3.8 miles south of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stops are within walking distance along the A22 and there are paved areas to wait at the bus stop. There are no bus stops along the Camberlot Road. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered uncertain at this stage as the site would need to provide a suitable vehicular access from the A22, which is uncertain at this stage. Transport measures are also 'unknown'.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, the site promoter has identified that the site could deliver 50 (net) dwellings. • Due to the size of the developable area of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services (GP, dentists, pharmacy) are in Hailsham, approximately 3 miles to the southeast of the site. The nearest hospital is in Eastbourne, approximately 8.3 miles to the south. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. • The existing capacity within the health sector for this area would need to be expanded.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 799/3090 Name: Rainbow Farm and Oak Tree Farm, Camberlot Road, Lower Dicker
		S	M	L	Overall	Commentary
						• Sports facilities are available in Hailsham (Freedom Leisure Centre). These are accessible by public transport as Golden Cross has a regular bus service (numerous services 7 days a week). • A new community sports hub is planned on land within Hellingly Parish at Lower Horsebridge which would bring sports facilities within approximately 1.4 miles of the site, although access would still likely be by private car. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. The development could also provide jobs to the area. • 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, affordable housing or employment uses, the impact on this SA Objective is considered to be uncertain at this stage.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 799/3090 Name: Rainbow Farm and Oak Tree Farm, Camberlot Road, Lower Dicker
		S	M	L	Overall	Commentary
SO18	ECONOMY & EMPLOYMENT					• The site has been put forward for employment uses also (i.e. E(g), B2 and B8) although the scale of those proposed uses has not been outlined within the SHELAA submission. • Due to the size of the developable area of the site, an appropriate mix and type of employment uses could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's employment needs. This will be enhanced by the provision of different types, formats and scale of employment uses, if they are to come forward.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is isolated and detached from Lower Dicker and any other identified settlement or local facilities and amenities. • Lower Dicker itself has limited services and facilities, and potential future residents are likely to travel to Hailsham and/or Polegate, or shop online. • Therefore, the impact on this SA Objective is considered to have no significant effect.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is in Muddles Green (Chiddingly Primary School). However, pedestrian connectivity from the site is not possible. Further primary and secondary education is available in Hailsham and there is a school bus service Mon – Fri to/from Hailsham. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 799/3090	Name: Rainbow Farm and Oak Tree Farm, Camberlot Road, Lower Dicker
		S	M	L	Overall	Commentary	
						• The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.	

SUMMARY OF RESULTS:	Site No: 799/3090	Name: Rainbow Farm and Oak Tree Farm, Camberlot Road, Lower Dicker																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Lower Dicker is not classed as a sustainable settlement as it is considered to be a neighbourhood settlement within the Council's settlement hierarchy, it has limited services and facilities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and the site's vehicular access capabilities and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None**

	Minor positive effects: SO9 Biodiversity; SO14 Housing; SO18 Economy and Employment The site promotor has proposed a residential development (50 net dwellings), which would make a positive contribution to the district's housing needs. However, the details are lacking as to any affordable housing provision etc. Additionally, as the Local Plan policies are implemented for biodiversity mitigation methods there is potential for biodiversity net gain to be achieved. The site is also promoted for employment uses (Use Class E(g), B2 and B8), and can be developed as a mixed-use site that would provide job opportunities. The capacity has not been given by the promoter for the quantum of employment floorspace expected. **Minor negative effects: SO1 Climate Change; SO6 Waste; SO7 Pollution** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate, to some extent, any negative impacts. **Major negative effects: None** **No significant effect: SO11 Historic & Cultural Heritage; SO19 Town & Village Centres and SO20 Education & Skills** The scale of the development, existing service provision and the site's location mean no significant effect on these SA Objectives. **Uncertain effects**: For the remaining SA Objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has not been taken forward to allocation. The site is isolated and detached from Lower Dicker, an unsustainable settlement according to the settlement hierarchy, and does not relate well to any other sustainable settlement. The site has poor access to services and facilities and any future residents of this site would need to travel to Hailsham and further afield, via either public transport or private car, to access these. The site lies outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden, as a whole, as it is isolated from any sustainable settlement. Although employment uses could be supported in this location, the site would need a new vehicular access from the A22, which may not be suitable for employment development of this scale and is not known whether this could be delivered. There are also uncertain effects in relation to landscape in this location, which would require significant mitigation.

SHELAA Ref: 800/3090 **SITE:** Careways, The Dicker, Lower Dicker, Hellingly

SUSTAINABILITY OBJECTIVE		Effects				Site No: 800/3090 Name: Careways, The Dicker, Lower Dicker, Hellingly
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently in equestrian use as a paddock and stable, which is greenfield. A single residential dwelling and driveway is located at the northern boundary of the site. • The site is 1.34 ha in size and is proposed for residential development, although no capacity is given. • The site lies to the south of the A22 and to the east of Camberlot Road and neighbours residential and commercial uses (predominantly employment uses, although it borders a garden centre) to the east and north. Open countryside lies to the south of the site. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Lower Dicker is not classed as sustainable within the settlement hierarchy and lacks significant services and facilities and so any development is likely to result in an increase in car use to reach Hailsham, increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some extent. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 800/3090 Name: Careways, The Dicker, Lower Dicker, Hellingly
		S	M	L	Overall	Commentary
SO2	CLIMATE CHANGE ADAPTATION					• Developing this site will introduce hard standing and structures onto largely greenfield land, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The entire site is in Flood Zone 1, which is suitable for development, although there is a potential risk of groundwater flooding. • The site has only limited risk of surface water flooding at the eastern boundary to the site. • The site is partially within an area of groundwater concern (to the east and northeast of the site) so there is some potential groundwater flood risk, however this is difficult to predict. Further investigation would be required if development came forward. • The impact is considered uncertain at this time.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • The site does not contain watercourses. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 800/3090 Name: Careways, The Dicker, Lower Dicker, Hellingly
		S	M	L	Overall	Commentary
						• Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site comprises some greenfield land in equestrian and garden use but has not been classified within the Agricultural Land Classification survey. • The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area, which is classed as being on the fringe of a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • Given the presence of the A22 in this location, any residential occupiers will likely be subject to traffic noise considerations, particularly to the north of the site. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed

SUSTAINABILITY OBJECTIVE		Effects				Site No: 800/3090 Name: Careways, The Dicker, Lower Dicker, Hellingly
		S	M	L	Overall	Commentary
						development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposed use for housing development and the resultant air pollution arising from the use of motorised forms of transport, as well as noise impacts from the A22, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of greenfield land. The site is semi-rural in character and setting and still reads as cohesive part of the open countryside to the south, albeit that employment and residential development are adjacent to the proposed site in other directions. • Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site, particularly to provide screening from the open view southwards. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • There is no ancient woodland or Priority Habitats within the site, or in close proximity to the site. • The greenfield nature of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows to create a vehicular

SUSTAINABILITY OBJECTIVE		Effects				Site No: 800/3090 Name: Careways, The Dicker, Lower Dicker, Hellingly
		S	M	L	Overall	Commentary
						access), although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site, including hedgerows. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light or noise pollution and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor negative in the short term but will become minor positive in the medium to long term as any mitigation measures become established.
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies in a semi-rural location and the development of new homes at this scale would be out of keeping with the surrounding land uses that largely contains limited residential and employment units. It is noted that employment uses are of a significant scale along the A22, but these are primarily situated to the north of the A22, rather than to the south, which is more open in the landscape. • The site is considered to be of low to moderate sensitivity within the Council's landscape evidence base primarily due to the influence of existing commercial development in this location and the presence of the A22. The site does however retain a rural character that reads as a cohesive part of the open countryside to the south. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices, although it is clear that the retention of existing hedgerows and trees on site would help screen development in this location.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 800/3090 Name: Careways, The Dicker, Lower Dicker, Hellingly
		S	M	L	Overall	Commentary
						• Due to the lack of a detailed scheme for the site and the likelihood that landscape mitigation could be implemented, the effect on this SA Objective is considered to be uncertain at this time.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There are no listed buildings within the site or within close proximity. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have no significant effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is currently only a limited vehicular access to the site from A22 to serve the single dwelling within the northern portion of the site. The Highway Authority would need to be consulted to determine whether a new vehicular access from the A22 would be possible (the visibility splays are appropriate) given the quantum of growth expected. The site is located opposite the Hackhurst Lane junction with the A22. • There are pedestrian footways along the A22 heading eastwards towards Hailsham, although there are no pedestrian footways heading westwards on the southern part of the A22 at this juncture. • The nearest train station is at Berwick, approximately 4.0 miles south of the site, although the only reasonable access to the station is via private motor vehicle.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 800/3090 Name: Careways, The Dicker, Lower Dicker, Hellingly
		S	M	L	Overall	Commentary
						• The nearest bus stops are within walking distance along the A22 and there are paved areas to wait at the bus stop. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered uncertain at this stage that the site would need to provide a suitable vehicular access from the A22, which is uncertain at this stage. Transport measures are also 'unknown'.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need. The site promoter has not identified a capacity for residential development. • Nonetheless, due to the size of the developable area of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services (GP, dentists, pharmacy) are in Hailsham, approximately 2.6 miles to the east of the site. The nearest hospital is in Eastbourne, approximately 8.1 miles to the south. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Hailsham (Freedom Leisure Centre). These are accessible by public transport as Golden Cross has a regular bus service (numerous services 7 days a week).

SUSTAINABILITY OBJECTIVE		Effects				Site No: 800/3090 Name: Careways, The Dicker, Lower Dicker, Hellingly
		S	M	L	Overall	Commentary
						• A new community sports hub is planned on land within Hellingly Parish at Lower Horsebridge which would bring sports facilities within approximately 1.3 miles of the site, although access would still likely be by private car. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development 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: 800/3090 Name: Careways, The Dicker, Lower Dicker, Hellingly
		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 isolated and detached from Lower Dicker and any other identified settlement or local facilities and amenities. • Lower Dicker itself has limited services and facilities, and potential future residents are likely to travel to Hailsham and/or Polegate, or shop online. • The development of this site would place future residents within reasonable proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is in Muddles Green (Chiddingly Primary School). However, pedestrian connectivity from the site is not possible. Further primary and secondary education is available in Hailsham and there is a school bus service Mon – Fri to/from Hailsham. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	Site No: 800/3090	Name: Careways, The Dicker, Lower Dicker, Hellingly																	
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																			
Minor Positive																			
Not Significant																			
Minor Negative																			
Major Negative																			
Uncertain																			

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Lower Dicker is not classed as a sustainable settlement, as it is considered to be a neighbourhood settlement within the Council's settlement hierarchy, it has limited services and facilities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and the site's vehicular access capabilities and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None**

	Minor positive effects: SO9 Biodiversity; SO14 Housing The site promotor has proposed a residential development within the site at (1.34 ha), which would make a positive contribution to the district's housing needs. However, the details are lacking as to any affordable housing provision etc. Additionally, as the Local Plan policies are implemented for biodiversity mitigation methods there is potential for biodiversity net gain to be achieved on site. **Minor negative effects: SO1 Climate Change; SO6 Waste; SO7 Pollution** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate, to some extent, any negative impacts. **Major negative effects: None** **No significant effect: SO11 Historic & Cultural Heritage; SO18 Economy and Employment; SO19 Town & Village Centres and SO20 Education & Skills** The scale of the development, existing service provision and the site's location mean no significant effect on these SA Objectives. **Uncertain effects**: For the remaining SA Objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has not been taken forward to allocation. The site is isolated and detached from Lower Dicker, an unsustainable settlement according to the settlement hierarchy, and does not relate well to any other sustainable settlement. The site has poor access to services and facilities and any future residents of this site would need to travel to Hailsham and further afield, via either public transport or private car, to access these. The site lies outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden, as a whole, as it is isolated from any sustainable settlement. Furthermore, the site would need a new vehicular access from the A22, which may not be suitable for residential development of this scale.

SHELAA Ref: 803/3090

SITE: Land to the Rear of Prospect House, The Dicker, Lower Dicker

SUSTAINABILITY OBJECTIVE		Effects				Site No: 803/3090 Name: Land to the rear of Prospect House, The Dicker, Lower Dicker, Hellingly
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently in agricultural use, which is greenfield. The site is 5.47 ha in size and is proposed for 140 (net) dwellings. • The site lies to the north of the A22 (Golden Cross) and to the west of Summer Bank Cottages, which includes residential uses and employment uses that border the proposed site to the east. To the west of the site fronting onto the A22 is more small-scale residential dwellings. To the south are some commercial uses (on the other side of the A22) and to the north/northwest is open countryside. • 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. • Lower Dicker is not classed as a sustainable within the settlement hierarchy and lacks significant services and facilities and so any development is likely to result in an increase in car use to reach Hailsham, increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some extent. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 803/3090 Name: Land to the rear of Prospect House, The Dicker, Lower Dicker, Hellingly
		S	M	L	Overall	Commentary
SO2	CLIMATE CHANGE ADAPTATION					• Developing this site will introduce hard standing and structures onto greenfield land, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The entire site is in Flood Zone 1, which is suitable for development, although there is a potential risk of groundwater flooding. • The site is not at risk of surface water flooding. • The site is partially within an area of groundwater concern (the western portion of the site) so there is some potential groundwater flood risk, however this is difficult to predict. Further investigation would be required if development came forward. • The impact is considered uncertain at this time.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • The site does not contain watercourses. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 803/3090 Name: Land to the rear of Prospect House, The Dicker, Lower Dicker, Hellingly
		S	M	L	Overall	Commentary
						• Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site comprises greenfield land in agricultural use which would be loss through new development but has not been classified within the Agricultural Land Classification survey. • The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area, which is classed as being on the fringe of a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • Given the presence of the A22 in this location, any residential occupiers will likely be subject traffic noise considerations, particularly to the south of the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 803/3090 Name: Land to the rear of Prospect House, The Dicker, Lower Dicker, Hellingly
		S	M	L	Overall	Commentary
						• It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposed use for housing development and the resultant air pollution arising from the use of motorised forms of transport, as well as noise impacts from the A22 and the potential for light pollution, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of greenfield land. The site is semi-rural in character and setting and still reads as cohesive part of the open countryside to the north/northwest, albeit that employment and residential development are adjacent to the proposed site to the south and east. • Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site, particularly to provide screening from the open views to the north and west. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • There is no ancient woodland or Priority Habitats within the site. There is a priority habitat to the southeast of the site (deciduous woodland) but given the A22 and

SUSTAINABILITY OBJECTIVE		Effects				Site No: 803/3090 Name: Land to the rear of Prospect House, The Dicker, Lower Dicker, Hellingly
		S	M	L	Overall	Commentary
						employment uses between the site and the Priority Habitat, it is not expected that development would result in its deterioration. • However, the greenfield nature of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows to create a vehicular access), although it is unclear of the site's ecological value. Further studies would be required to establish this. • The appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site, including hedgerows. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light or noise pollution and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor negative in the short term but will become minor positive in the medium to long term as any mitigation measures become established.
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies in a semi-rural location and the development of new homes at this scale would be out of keeping with the surrounding land uses that largely contains limited residential and employment units. • The site is considered to be of low to moderate sensitivity within the Council's landscape evidence base primarily due to the influence of existing commercial development in this location and the presence of the A22. The site does however retain a rural character that reads as a cohesive part of the open countryside to the north. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices, although it is clear that the retention of existing hedgerows and trees on site would help screen development in this location.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 803/3090 Name: Land to the rear of Prospect House, The Dicker, Lower Dicker, Hellingly
		S	M	L	Overall	Commentary
						• Due to the lack of a detailed scheme for the site and the likelihood that landscape mitigation could be implemented, the effect on this SA Objective is considered to be uncertain at this time.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There are no listed buildings within the site or within close proximity. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have no significant effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is currently no vehicular access to the site from the A22. The land submitted does provide an opportunity to provide a new vehicular access. The Highway Authority would need to be consulted to determine whether a new vehicular access from the A22 would be possible (the visibility splays are appropriate) given the quantum of growth expected. • There is a pedestrian footway along the A22 at the southern boundary of the site, although this is narrow in places. • The nearest train station is at Berwick, approximately 3.9 miles south of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stops are within walking distance along the A22 at the junction with Nash Street and there are paved areas to wait at the bus stop.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 803/3090 Name: Land to the rear of Prospect House, The Dicker, Lower Dicker, Hellingly
		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 is considered uncertain at this stage as the site would need to provide a suitable vehicular access from the A22, which is uncertain at this stage. Transport measures are also 'unknown'.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, the site promoter has identified that the site could deliver 140 (net) dwellings. • Due to the size of the developable area of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services (GP, dentists, pharmacy) are in Hailsham, approximately 2.9 miles to the southeast of the site. The nearest hospital is in Eastbourne, approximately 8.5 miles to the south. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Hailsham (Freedom Leisure Centre). These are accessible by public transport as Golden Cross has a regular bus service (numerous services 7 days a week). • A new community sports hub is planned on land within Hellingly Parish at Lower Horsebridge which would bring sports facilities within approximately 1.6 miles of the site, although access would still likely be by private car.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 803/3090 Name: Land to the rear of Prospect House, The Dicker, Lower Dicker, Hellingly
		S	M	L	Overall	Commentary
						• Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. The development could also provide jobs to the area. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 803/3090 Name: Land to the rear of Prospect House, The Dicker, Lower Dicker, Hellingly
		S	M	L	Overall	Commentary
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 isolated and detached from Lower Dicker and any other identified settlement or local facilities and amenities. • Lower Dicker itself has limited services and facilities, and potential future residents are likely to travel to Hailsham and/or Polegate, or shop online. • The development of this site would place future residents within reasonable proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is in Muddles Green (Chiddingly Primary School). However, pedestrian connectivity from the site is not possible. Further primary and secondary education is available in Hailsham and there is a school bus service Mon – Fri to/from Hailsham. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	Site No: 803/3090	Name: Land to the rear of Prospect House, The Dicker, Lower Dicker, Hellingly																	
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																			
Minor Positive																			
Not Significant																			
Minor Negative																			
Major Negative																			
Uncertain																			

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Lower Dicker is not classed as a sustainable settlement, as it is considered to be a neighbourhood settlement within the Council's settlement hierarchy, it has limited services and facilities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and the site's vehicular access capabilities and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO14 Housing**

	Given the size of the site and its potential to provide specialist forms of the housing alongside market housing, the impact on this SA Objective is expected to be a major positive if the site is brought forward and makes a significant positive contribution to meeting the district's housing needs. **Minor positive effects: SO9 Biodiversity** As Local Plan policies are implemented for biodiversity mitigation methods there is potential for biodiversity net gain to be achieved on site. **Minor negative effects: SO1 Climate Change; SO6 Waste; SO7 Pollution** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate, to some extent, any negative impacts. **Major negative effects: None** **No significant effect: SO11 Historic & Cultural Heritage; SO18 Economy and Employment; SO19 Town & Village Centres and SO20 Education & Skills** The scale and type of development, existing service provision and the site's location mean no significant effect on these SA Objectives. **Uncertain effects**: For the remaining SA Objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has not been taken forward to allocation. The site is isolated and detached from Lower Dicker, an unsustainable settlement according to the settlement hierarchy, and does not relate well to any other sustainable settlement. The site has poor access to services and facilities and any future residents of this site would need to travel to Hailsham and further afield, via either public transport or private car, to access these. The site lies outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden, as a whole, as it is isolated from any sustainable settlement. Additionally, the site would need a new vehicular access from the A22, which may not be suitable for residential development of this scale and is not known whether this could be delivered. There are also uncertain effects in relation to landscape in this location, which would require significant mitigation.

SHELAA Ref: 807/1310

SITE: Land Adjacent to Starnash Farm, Coldharbour Lane, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 807/1310 Name: Land adjacent to Starnash Farm, Coldharbour Lane, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently agricultural land (greenfield). • The proposed number of dwellings has not been provided by the landowner, but the site is 2.98 ha in size. • The site is detached from Lower Dicker and is surrounded by open farmland and scattered houses and farmsteads along Coldharbour Road to the west and to the north lies linear residential and employment development (including an hotel) along the A22. • 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. • Lower Dicker is not classed as a sustainable within the settlement hierarchy and lacks significant services and facilities and so any development is likely to result in an increase in car use to reach Hailsham, increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some extent. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 807/1310 Name: Land adjacent to Starnash Farm, Coldharbour Lane, Hailsham
		S	M	L	Overall	Commentary
SO2	CLIMATE CHANGE ADAPTATION					• Developing this site will introduce hard standing and structures on greenfield land, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site is in Flood Zone 1, which is suitable for development and there is only a small risk of groundwater flooding at the boundaries to the site. • The site is not at risk of surface water flooding. • The site is partly within an area of groundwater concern so there is some potential groundwater flood risk, however this is difficult to predict. Further investigation would be required if development came forward. • The impact is considered uncertain at this time.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or within close proximity to the site. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 807/1310 Name: Land adjacent to Starnash Farm, Coldharbour Lane, Hailsham
		S	M	L	Overall	Commentary
						• Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is greenfield agricultural land but has not been classified within the Agricultural Land Classification survey. • The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO_2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area, which is classed as being at the fringe of a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 807/1310 Name: Land adjacent to Starnash Farm, Coldharbour Lane, Hailsham
		S	M	L	Overall	Commentary
						• The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposed use for housing in this location and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of agricultural land. The site is rural in character and setting. • Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site does not contain any designated sites and is not in close proximity to any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • There is no ancient woodland or Priority Habitats within the site, or in close proximity to the site. • The greenfield nature of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows to create access), although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 807/1310 Name: Land adjacent to Starnash Farm, Coldharbour Lane, Hailsham
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor negative in the short term but will become minor positive in the medium to long term as any mitigation measures become established.
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies in a rural location and development would be out of keeping with surrounding land uses. • This site was not individually assessed within the Council's landscape evidence base but sits within SHELAA Site 825/1310, which is classed as having moderate to high sensitivity to residential development. • The assessment does note that there is some modern field amalgamation in the northern sites which reduces sensitivity, and that proximity to and the influence of movement and noise associated with traffic on the A22 decreases sensitivity for parts of the wider assessment unit and this site. • The site is relatively well screened by mature trees and hedgerows to its boundaries, with some views to the west still present. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The impact, given the sensitivity of the site, is expected to be minor negative but could be reduced through suitable mitigation measures.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area, but there are two listed buildings in reasonably close proximity to the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 807/1310 Name: Land adjacent to Starnash Farm, Coldharbour Lane, Hailsham
		S	M	L	Overall	Commentary
						• There are a Grade II listed buildings to the east of the site (Boship Farm Hotel) and to the west of the site named 'Hatches Farmhouse' that could be affected by new development on this site. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is s considered that the impact on the listed building or its setting from development of this site would be uncertain at this stage without further investigation.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is currently no existing vehicular access to Coldharbour Road or the A22 from the site. The site has no site frontage to the highway. This is unachievable without third party land and bringing forward SHELAA Site 825/1310 and its associated vehicular access. • There is currently no existing pedestrian access to the site. The site has no site frontage to the highway. There is no pavement along this part of Coldharbour Road and no access for cycle use either. There could be potential for a pavement along one side of Coldharbour Road and there are grass verges alongside the road, however this may involve third party land and is therefore unlikely. • The nearest train station is at Berwick, approx. 4 miles south of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stop is in Lower Dicker to the northwest of the site along the A22, albeit there is no pedestrian connectivity from the site to the bus stop currently. • There is no PRoW within the site, although one does exist to the west of the site and runs northeast to southwest.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 807/1310 Name: Land adjacent to Starnash Farm, Coldharbour Lane, Hailsham
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered a minor negative at this stage given that the transport measures are 'unknown' and there is no possibility of a vehicular or pedestrian access without third party land.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, but the site promoter has not yet identified a quantum of development and therefore, the contribution is not known at this stage. • However, due to the size of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services (GP, dentists, pharmacy) are in Hailsham, approx. 2.1 miles to the east of the site. The nearest hospital is in Eastbourne, approx. 7.4 miles to the south-east. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Hailsham (Freedom Leisure Centre) although these are only realistically accessible via bus along the A22 or through the private motor vehicle. • A new community sports hub is planned on land within Hellingly Parish at Lower Horsebridge which would bring sports facilities within approx. 0.6 miles of the site, although access would likely be by private car due to pedestrian connectivity in this area.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 807/1310 Name: Land adjacent to Starnash Farm, Coldharbour Lane, Hailsham
		S	M	L	Overall	Commentary
						• Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short term but uncertain in the longer term, depending on the construction of a health hub and sports hub.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 807/1310 Name: Land adjacent to Starnash Farm, Coldharbour Lane, Hailsham
		S	M	L	Overall	Commentary
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is in reasonably close proximity to the services and facilities in Hailsham, together with public transport, so future residents would have good access to the town centre. • The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential for local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is the Hellingly Community Primary School, to the northeast of the site, but this cannot be accessed through pedestrian footways. • Further primary, secondary and college provision is located within Hailsham to the southeast. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within and around Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however given the size of the site, there may be some degree of pressure on school place provision which would need to be investigated. Therefore, the effects over the longer term are uncertain at this time.

SUMMARY OF RESULTS:	Site No: 807/1310	Name: Land adjacent to Starnash Farm, Coldharbour Lane, Hailsham																	
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. It is however within an area where there is potential for large scale development (SHELAA Site 825/1310 and other land known as 'West of Hailsham') as well as a number of other sites within and around Lower Dicker itself. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.

Summary	**Major positive effects: None** **Minor positive effects: SO9 Biodiversity; SO14 Housing** The site promotor has proposed a residential development within the site, although no capacity has been given, which would make a positive contribution to the district's housing needs. However, the details are lacking as to any affordable housing provision etc. Additionally, as the Local Plan policies are implemented for biodiversity mitigation methods there is potential for biodiversity net gain to be achieved on site. **Minor negative effects: SO1 Climate Change; SO6 Waste; SO7 Pollution; SO10 Landscape and Townscape; SO13 Travel and Accessibility** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate, to some extent, any negative impacts. The site is also considered to be of moderate to high landscape sensitivity due to its rural and association with the River Cuckmere; it is not certain whether these could be mitigated, given the site residual negative impact. The impact on SO13 is considered a minor negative at this stage given that the transport measures are 'unknown' and there is no possibility of a vehicular or pedestrian access without third party land. **Major negative effects: None** **No significant effect: SO18 Economy and Employment and SO18 Town & Village Centres** The scale of the development, existing service provision and the site's location mean no significant effect on these SA Objectives. **Uncertain effects**: For the remaining SA Objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has not been taken forward to allocation. The site is isolated and detached from Lower Dicker, an unsustainable settlement according to the settlement hierarchy, and does not relate well to any other sustainable settlement. The site has poor access to services and facilities and any future residents of this site would need to travel to Hailsham and further afield, via either public transport or private car, to access these. The site lies outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden, as a whole, as it is isolated from any sustainable settlement. It is known that if SHELAA 825/1310 came forward with those associated facilities, then this may change the status of the site. There are also negative effects in relation to landscape in this location, which would require mitigation. Lastly, there is no possibility of a vehicular or pedestrian access without third party land.

SHELAA Ref: 864/3090 **SITE:** Ades Farm, The Dicker, Lower Dicker

SUSTAINABILITY OBJECTIVE		Effects				Site No: 864/3090 Name: Ades Farm, The Dicker, Lower Dicker
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is in agricultural use, which is predominantly greenfield, with the exception of a residential dwelling at the northern boundary of the site, facing onto the A22. • The site is 4.01 ha in size and is proposed for a mixed-use development of residential and employment uses, although no capacity is given. • The site lies to the south of the A22 and to the west of the entrance to Caldicott's Lane. The site neighbours residential and commercial uses (predominantly employment uses, although it borders a garden centre) to the west, east and north. Open countryside lines to the south of the site. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Lower Dicker is not classed as sustainable within the settlement hierarchy and lacks significant services and facilities and so any development is likely to result in an increase in car use to reach Hailsham, increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some extent. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified

SUSTAINABILITY OBJECTIVE		Effects				Site No: 864/3090 Name: Ades Farm, The Dicker, Lower Dicker
		S	M	L	Overall	Commentary
						to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• Developing this site will introduce hard standing and structures onto largely greenfield land, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The entire site is in Flood Zone 1, which is suitable for development, although there is a potential risk of groundwater flooding. • The site is at risk of surface water flooding through central belt of the site (east to west) although this limited overall. • The site is partially within an area of groundwater concern (largely to the north of the site) so there is some potential groundwater flood risk, however this is difficult to predict. Further investigation would be required if development came forward. • The impact is considered uncertain at this time.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • The site does not contain watercourses, although a pond sits in the central part of the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 864/3090 Name: Ades Farm, The Dicker, Lower Dicker
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site comprises greenfield land agricultural use but has not been classified within the Agricultural Land Classification survey. • The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 864/3090 Name: Ades Farm, The Dicker, Lower Dicker
		S	M	L	Overall	Commentary
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area, which is classed as being on the fringe of a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • Given the presence of the A22 in this location, any residential occupiers will likely be subject to traffic noise considerations, particularly to the north of the site fronting onto the A22. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposed mixed-use site for both residential and employment and the resultant air pollution arising from the use of motorised forms of transport, as well as noise impacts from the A22, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of greenfield land. The site is semi-rural in character and setting and still reads as cohesive part of the open countryside to the south, albeit that employment and residential development are adjacent to the proposed site in other directions fronting onto the A22. • Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site, particularly to provide screening from the open view southwards. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 864/3090 Name: Ades Farm, The Dicker, Lower Dicker
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • There is no ancient woodland or Priority Habitats within the site, or in close proximity to the site. • The greenfield nature of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows to create a vehicular access), although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site, including hedgerows. There is a mature hedgerow that fronts the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light or noise pollution and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor negative in the short term but will become minor positive in the medium to long term as any mitigation measures become established.
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies in a semi-rural location and the development of new homes at this scale would be out of keeping with the surrounding land uses that largely contains limited residential and employment units. It is noted that employment uses are of a significant scale along the A22, but these are primarily situated to the north of the A22, rather than to the south, which is more open in the landscape. • The site is considered to be of low to moderate sensitivity within the Council's landscape evidence base primarily due to the influence of existing commercial development in this location, its location adjacent to settlement edge and the presence of the A22, which

SUSTAINABILITY OBJECTIVE		Effects				Site No: 864/3090 Name: Ades Farm, The Dicker, Lower Dicker
		S	M	L	Overall	Commentary
						influences its character and tranquillity. The site does however retain a rural character that reads as a cohesive part of the open countryside to the south. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices, although it is clear that the retention of existing hedgerows and trees on site would help screen development in this location. • Due to the lack of a detailed scheme for the site and the likelihood that landscape mitigation could be implemented, the effect on this SA Objective is considered to be uncertain at this time.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There is a single listed building within reasonably close proximity to the site along Mansers Lane, around 150 metres to the east of the site, but no expected impact on its setting. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have no significant effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 864/3090 Name: Ades Farm, The Dicker, Lower Dicker
		S	M	L	Overall	Commentary
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is currently no suitable vehicular access to the site from A22, as this only serves a single dwelling within the northern portion of the site. The Highway Authority would need to be consulted to determine whether a new vehicular access from the A22 would be possible (the visibility splays are appropriate) given the quantum of growth expected. This may require third-party land. • There are pedestrian footways along the A22 heading eastwards towards Hailsham and westwards towards Golden Cross, although the pedestrian footway does end just after the Hackhurst Lane junction. There a crossing refuge in this location across the A22. • There is a PRoW to the western edge of the site from the A22 and this also borders the southern boundary of the site. • The nearest train station is at Berwick, approximately 4.2 miles south of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stops are within walking distance (just to the north of the site) along the A22 and there are paved areas to wait at the bus stop. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered uncertain at this stage that the site would need to provide a suitable vehicular access from the A22, which is uncertain at this stage. Transport measures are also 'unknown'.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need. The site promoter has not identified a capacity for residential development. • Nonetheless, due to the size of the developable area of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing

SUSTAINABILITY OBJECTIVE		Effects				Site No: 864/3090 Name: Ades Farm, The Dicker, Lower Dicker
		S	M	L	Overall	Commentary
						needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services (GP, dentists, pharmacy) are in Hailsham, approximately 2.6 miles to the southeast of the site. The nearest hospital is in Eastbourne, approximately 8.0 miles to the south. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Hailsham (Freedom Leisure Centre). These are accessible by public transport as Golden Cross has a regular bus service (numerous services 7 days a week). • A new community sports hub is planned on land within Hellingly Parish at Lower Horsebridge which would bring sports facilities within approximately 1.1 miles of the site, although access would still likely be by private car given pedestrian connectivity in the area (i.e. crossing the Boship roundabout safely). • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector.
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: 864/3090 Name: Ades Farm, The Dicker, Lower Dicker
		S	M	L	Overall	Commentary
						• With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development could provide both market and affordable housing, as well as employment opportunities 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, as well as employment uses, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The site has been put forward for employment uses also (i.e. E(g), B2 and B8) although the scale of those proposed uses has not been outlined within the SHELAA submission. • Due to the size of the developable area of the site, an appropriate mix and type of employment uses could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's employment needs. This will be enhanced by the provision of different types, formats and scale of employment uses, if they are to come forward.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is isolated and detached from Lower Dicker and any other identified settlement or local facilities and amenities. • Lower Dicker itself has limited services and facilities, and potential future residents are likely to travel to Hailsham and/or Polegate, or shop online.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 864/3090 Name: Ades Farm, The Dicker, Lower Dicker
		S	M	L	Overall	Commentary
						• Therefore, the impact on this SA Objective is considered to have no significant effect.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is in Hellingly (Hellingly Community Primary School). However, pedestrian connectivity from the site is not possible. Further primary and secondary education is available in Hailsham and there is a school bus service Mon – Fri to/from Hailsham. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	Site No: 864/3090				Name: Ades Farm, The Dicker, Lower Dicker															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Lower Dicker is not classed as a sustainable settlement as it is considered to be a neighbourhood settlement within the Council's settlement hierarchy, it has limited services and facilities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and the site's vehicular access capabilities and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None**

	Minor positive effects: SO9 Biodiversity; SO14 Housing; SO18 Economy and Employment The site promotor has proposed a mixed-use development, including residential uses, which would make a positive contribution to the district's housing needs. However, the details are lacking as to any affordable housing provision etc. The site is also promoted for employment uses (Use Class E(g), B2 and B8), and can be developed as a mixed-use site that would provide job opportunities. The capacity has not been given by the promoter for the quantum of employment floorspace expected. Additionally, as the Local Plan policies are implemented for biodiversity mitigation methods there is potential for biodiversity net gain to be achieved. **Minor negative effects: SO1 Climate Change; SO6 Waste; SO7 Pollution** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate, to some extent, any negative impacts. **Major negative effects: None** **No significant effect: SO11 Historic & Cultural Heritage; SO19 Town & Village Centres and SO20 Education & Skills** The scale of the development, existing service provision and the site's location mean no significant effect on these SA Objectives. **Uncertain effects**: For the remaining SA Objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has not been taken forward to allocation. The site is isolated and detached from Lower Dicker, an unsustainable settlement according to the settlement hierarchy, and does not relate well to any other sustainable settlement. The site has poor access to services and facilities and any future residents of this site would need to travel to Hailsham and further afield, via either public transport or private car, to access these. The site lies outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden, as a whole, as it is isolated from any sustainable settlement. Although employment uses could be supported in this location, the site would need a new vehicular access from the A22, which may not be suitable for employment development of this scale and is not known whether this could be delivered or achieved, particularly without third-party land. There are also uncertain effects in relation to landscape in this location, which would require significant mitigation.

SHELAA Ref: 869/3090 **SITE:** Meadowsweet, Caldicotts Lane, Lower Dicker

SUSTAINABILITY OBJECTIVE		Effects				Site No: 869/3090 Name: Meadowsweet, Caldicotts Lane, Lower Dicker
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently in residential use, with a single bungalow adjoining Caldicotts Lane to the eastern edge of the site. There also appears to be some storage of motor vehicles to the north of the dwellings. The vast majority of the land is greenfield and vacant. • The site is 3.87ha in size and is proposed primarily for residential development of between 176 and 254 dwellings, although the site has also been promoted for employment uses (Use Class E(g), B2 and B8) and retail and leisure development (approximately 9,000 sqm). • The site lies to the west of Caldicotts Lane and to the north of the A22 (although the only existing vehicular access is from Caldicotts Lane). The site neighbours both residential and retail uses to the south (which front onto the A22). Open countryside lies to the north of the site. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Lower Dicker is not classed as sustainable within the settlement hierarchy and lacks significant services and facilities and so any development is likely to result in an increase in car use to reach Hailsham, increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some extent. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified

SUSTAINABILITY OBJECTIVE		Effects				Site No: 869/3090 Name: Meadowsweet, Caldicotts Lane, Lower Dicker
		S	M	L	Overall	Commentary
						to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• Developing this site will introduce hard standing and structures onto greenfield land, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The entire site is in Flood Zone 1, which is suitable for development, although there is a potential risk of groundwater flooding. • The site has only limited risk of surface water flooding at the far southeastern boundary to the site, where the garden to the existing dwelling is located. • The site is almost entirely within an area of groundwater concern so there is some potential groundwater flood risk, however this is difficult to predict. Further investigation would be required if development came forward. • The impact is considered uncertain at this time
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • The site does not contain watercourses. However, there is an existing pond within the eastern portion of the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 869/3090 Name: Meadowsweet, Caldicotts Lane, Lower Dicker
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site comprises largely greenfield land that is vacant and this has not been classified within the Agricultural Land Classification survey. • The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 869/3090 Name: Meadowsweet, Caldicotts Lane, Lower Dicker
		S	M	L	Overall	Commentary
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area, which is classed as being on the fringe of a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • Given the presence of the A22 in this location, any residential occupiers will likely be subject traffic noise considerations, particularly to the south of the site. • It is expected that an increase in housing and employment uses will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposed mixed use development (residential/employment/retail) and the resultant air pollution arising from the use of motorised forms of transport, as well as noise impacts from the A22, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of greenfield land. The site is semi-rural in character and setting and still reads as cohesive part of the open countryside to the north, albeit that commercial and residential development are adjacent to the proposed site to the south. • Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site, particularly to provide screening from the open views northwards. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 869/3090 Name: Meadowsweet, Caldicotts Lane, Lower Dicker
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • There is no ancient woodland or Priority Habitats within the site, or in close proximity to the site. • The greenfield nature of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows to create a vehicular access), as well as a loss of a pond, although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site, including hedgerows. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light or noise pollution and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor negative in the short term but will become minor positive in the medium to long term as any mitigation measures become established.
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies in a semi-rural location and the development of new homes or employment at this scale would be out of keeping with the surrounding land uses that largely contains limited residential and commercial units to the south of the site. • The site is considered to be of low to moderate sensitivity within the Council's landscape evidence base primarily due to the influence of existing commercial development in this location and the presence of the A22 that influences the tranquillity of the site. The site does however retain a rural character that reads as a cohesive part of the open countryside to the north.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 869/3090 Name: Meadowsweet, Caldicotts Lane, Lower Dicker
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices, although it is clear that the retention of existing hedgerows and trees on site would help screen development in this location. • Due to the lack of a detailed scheme for the site and the likelihood that landscape mitigation could be implemented, the effect on this SA Objective is considered to be uncertain at this time.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There are no listed buildings within the site or within close proximity. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have no significant effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is currently only a limited vehicular access to the site from Caldicotts Lane to serve the single dwelling on the southeastern boundary of the site. This is a single lane track not suitable for any significant scale development. There is currently no vehicular access

SUSTAINABILITY OBJECTIVE		Effects				Site No: 869/3090 Name: Meadowsweet, Caldicotts Lane, Lower Dicker
		S	M	L	Overall	Commentary
						to the site from the A22 and as submitted, there are no opportunities to do so without third party land. This is a PRoW. • There is no footway or cycle provision along Caldicotts Lane, although there are pedestrian footways along the A22 in this location. • The nearest train station is at Berwick, approximately 4.1 miles south of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stops are within walking distance along the A22 and there are paved areas to wait at the bus stop. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered minor negative at this stage, as the site would need to provide a suitable vehicular access from the A22, which would require third-party land. The existing vehicular access at Caldicott's Lane is unsuitable. Transport measures are also 'unknown'.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, the site promoter has identified that the site could deliver between 176 and 254 (net) dwellings. • Due to the size of the developable area of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services (GP, dentists, pharmacy) are in Hailsham, approximately 2.5 miles to the southeast of the site. The nearest hospital is in Eastbourne, approximately 7.9 miles to the south.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 869/3090 Name: Meadowsweet, Caldicotts Lane, Lower Dicker
		S	M	L	Overall	Commentary
						• The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Hailsham (Freedom Leisure Centre). These are accessible by public transport as Golden Cross has a regular bus service (numerous services 7 days a week). • A new community sports hub is planned on land within Hellingly Parish at Lower Horsebridge which would bring sports facilities within approximately 1 miles of the site, although access would still likely be by private car owing to the lack of pedestrian connectivity in this location. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. The development could also provide jobs to the area.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 869/3090 Name: Meadowsweet, Caldicotts Lane, Lower Dicker
		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, affordable housing, employment uses, and other commercial uses, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The site has been put forward for employment uses also (i.e. E(g), B2 and B8) and the approximately capacity is stated to be approximately 9,000 sqm. • Due to the size of the developable area of the site, an appropriate mix and type of employment uses could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's employment needs. This will be enhanced by the provision of different types, formats and scale of employment uses, if they are to come forward.
SO19	TOWN & VILLAGE CENTRES					• The site is isolated and detached from Lower Dicker and any other identified settlement or local facilities and amenities. • Lower Dicker itself has limited services and facilities, and potential future residents are likely to travel to Hailsham and/or Polegate, or shop online. • The site is not primarily proposing retail floorspace (the primary consideration is for residential development) but would in any case be provided in an out-of-centre location, contrary to both national and local planning policy. • There is currently no vehicular access to the site and as submitted, the potential vehicular access to the site would require third party land. • Therefore, the impact on this SA Objective is considered to have no significant effect.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 869/3090 Name: Meadowsweet, Caldicotts Lane, Lower Dicker
		S	M	L	Overall	Commentary
						• The nearest primary school is in Hellingly (Hellingly Community Primary School). However, pedestrian connectivity from the site is not possible. Further primary and secondary education is available in Hailsham and there is a school bus service Mon – Fri to/from Hailsham. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	Site No: 869/3090	Name: Meadowsweet, Caldicotts Lane, Lower Dicker																	
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																			
Minor Positive																			
Not Significant																			
Minor Negative																			
Major Negative																			
Uncertain																			

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Lower Dicker is not classed as a sustainable settlement as it is considered to be a neighbourhood settlement within the Council's settlement hierarchy, it has limited services and facilities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and the site's vehicular access capabilities (which at the current stage, is not possible without third-party land) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.

Summary	**Major positive effects: SO14 Housing** Given the size of the site and its potential to provide specialist forms of the housing alongside market housing (between 176 and 264 dwellings), the impact on this SA Objective is expected to be a major positive if the site is brought forward and makes a significant positive contribution to meeting the district's housing needs. **Minor positive effects: SO9 Biodiversity; SO18 Economy and Employment** The site is also promoted for other commercial uses, including employment uses (Use Class E(g), B2 and B8) and is being promoted to be developed as a mixed-use site that would provide wider job opportunities. Additionally, as the Local Plan policies are implemented for biodiversity mitigation methods there is potential for biodiversity net gain to be achieved. **Minor negative effects: SO1 Climate Change; SO6 Waste; SO7 Pollution; SO13 Travel and Accessibility** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate, to some extent, any negative impacts. The site, as submitted, cannot be provided with a suitable vehicular access onto the A22 without the use of third-party land and this results in a minor negative effect on SA Objective SO13. **Major negative effects: None** **No significant effect: SO11 Historic & Cultural Heritage; SO19 Town & Village Centres and SO20 Education & Skills** The scale of the development, existing service provision and the site's location mean no significant effect on these SA Objectives. **Uncertain effects**: For the remaining SA Objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has not been taken forward to allocation. The site is isolated and detached from Lower Dicker, an unsustainable settlement according to the settlement hierarchy, and does not relate well to any other sustainable settlement. The site has poor access to services and facilities and any future residents of this site would need to travel to Hailsham and further afield, via either public transport or private car, to access these. The site lies outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden as a whole as it is isolated from any sustainable settlement.

	Furthermore, the site would need a new vehicular access from the A22 and as submitted, this cannot be achieved without third-party land.

SHELAA Ref: 870/3090 **SITE:** Laurelhurst Farm, Lower Dicker

SUSTAINABILITY OBJECTIVE		Effects				Site No: 870/3090 Name: Laurelhurst Farm, Lower Dicker
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently in agricultural use and contains four fields with the central field fronting onto the A22. The entirety of the site is greenfield. • The site is 4.54ha in size and is proposed primarily for residential development of 140 (net) dwellings. The site has also been promoted for employment uses (Use Class E(g), B2 and B8) of approximately 11,500 sqm). • The site lies to the east of Caldicotts Lane and to the north of the A22. The site neighbours some small-scale residential uses to the south (which front onto the A22). Open countryside lies to the north and east of the site. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Lower Dicker is not classed as sustainable within the settlement hierarchy and lacks significant services and facilities and so any development is likely to result in an increase in car use to reach Hailsham, increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some extent. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 870/3090 Name: Laurelhurst Farm, Lower Dicker
		S	M	L	Overall	Commentary
SO2	CLIMATE CHANGE ADAPTATION					• Developing this site will introduce hard standing and structures onto greenfield land, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The entire site is in Flood Zone 1, which is suitable for development, although there is a potential risk of groundwater flooding. • The site is at risk of surface water flooding particularly on the southern boundary of the site fronting onto the A22 and within the southeast corner of the site. • The site is almost entirely within an area of groundwater concern so there is some potential groundwater flood risk, however this is difficult to predict. Further investigation would be required if development came forward. • The impact is considered uncertain at this time
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • The site does not contain any watercourses. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 870/3090 Name: Laurelhurst Farm, Lower Dicker
		S	M	L	Overall	Commentary
						• Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site comprises agricultural land, so would result in its loss, but this has not been classified within the Agricultural Land Classification survey. • The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area, which is classed as being on the fringe of a darker area in CPREs light pollution mapping (its sits adjacent a brighter area). Mitigation measures and Local Plan policies could lessen some negative impacts. • Given the presence of the A22 in this location, any residential occupiers will likely be subject traffic noise considerations, particularly to the south of the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 870/3090 Name: Laurelhurst Farm, Lower Dicker
		S	M	L	Overall	Commentary
						• It is expected that an increase in housing and employment uses will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposed uses (residential or employment) and the resultant air pollution arising from the use of motorised forms of transport, as well as noise impacts from the A22, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of greenfield land in agricultural use. The site is semi-rural in character and setting and still reads as cohesive part of the open countryside to the north, albeit that commercial and residential development are adjacent to the proposed site to the south. • Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site, particularly to provide screening from the open views northwards. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • There is no ancient woodland or Priority Habitats within the site, or in close proximity to the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 870/3090 Name: Laurelhurst Farm, Lower Dicker
		S	M	L	Overall	Commentary
						• The greenfield nature of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows), although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site, including hedgerows. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light or noise pollution and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor negative in the short term but will become minor positive in the medium to long term as any mitigation measures become established.
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies in a semi-rural location and the development of new homes or employment at this scale would be out of keeping with the surrounding land uses that largely contains limited residential and commercial units to the south of the site. • The site is considered to be of low to moderate sensitivity within the Council's landscape evidence base primarily due to the influence of existing commercial development in this location and the presence of the A22 that influences the tranquillity of the site. The site does however retain a rural character that reads as a cohesive part of the open countryside to the north. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices, although it is clear that the retention of existing hedgerows and trees on site would help screen development in this location.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 870/3090 Name: Laurelhurst Farm, Lower Dicker
		S	M	L	Overall	Commentary
						• Due to the lack of a detailed scheme for the site and the likelihood that landscape mitigation could be implemented, the effect on this SA Objective is considered to be uncertain at this time.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There are no listed buildings within the site or within close proximity. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have no significant effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is currently a vehicular access to the site from the A22, but no driveway itself into the site, as this is closed off with a field gate. There is currently no vehicular access to the site from Caldicotts Lane. The Highway Authority would need to be consulted to determine whether the existing vehicular access from the A22 would be suitable for the uses proposed given the quantum of growth expected. • There is no footway or cycle provision along Caldicotts Lane, although there are pedestrian footways along the A22 that go to Hailsham and Golden Cross. • The nearest train station is at Berwick, approximately 4.3 miles south of the site, although the only reasonable access to the station is via private motor vehicle.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 870/3090 Name: Laurelhurst Farm, Lower Dicker
		S	M	L	Overall	Commentary
						• The nearest bus stops are within walking distance along the A22 and there are paved areas to wait at the bus stop. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered uncertain at this stage as the site would need to provide a suitable vehicular access from the A22, and it is not known whether an improvement to the existing vehicular access is required to accommodate growth. Transport measures are also 'unknown'.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, the site promoter has identified that the site could deliver 140 (net) dwellings. • Due to the size of the developable area of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a major 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 (GP, dentists, pharmacy) are in Hailsham, approximately 2.5 miles to the southeast of the site. The nearest hospital is in Eastbourne, approximately 7.9 miles to the south. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Hailsham (Freedom Leisure Centre). These are accessible by public transport as Golden Cross has a regular bus service (numerous services 7 days a week).

SUSTAINABILITY OBJECTIVE		Effects				Site No: 870/3090 Name: Laurelhurst Farm, Lower Dicker
		S	M	L	Overall	Commentary
						• A new community sports hub is planned on land within Hellingly Parish at Lower Horsebridge which would bring sports facilities within approximately 1 mile of the site, although access would still likely be by private car owing to pedestrian connectivity in the area. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. The development could also provide jobs to the area. • 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, affordable housing or employment uses, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The site has been put forward for employment uses also (i.e. E(g), B2 and B8) of approximately 11,500 sqm.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 870/3090 Name: Laurelhurst Farm, Lower Dicker
		S	M	L	Overall	Commentary
						• Due to the size of the developable area of the site, an appropriate mix and type of employment uses could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a significant positive contribution to meeting the district's employment needs. This will be enhanced by the provision of different types, formats and scale of employment uses, if they are to come forward.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is isolated and detached from Lower Dicker and any other identified settlement or local facilities and amenities. • Lower Dicker itself has limited services and facilities, and potential future residents are likely to travel to Hailsham and/or Polegate, or shop online. • Therefore, the impact on this SA Objective is considered to have no significant effect.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is in Hellingly (Hellingly Community Primary School). However, pedestrian connectivity from the site is not possible. Further primary and secondary education is available in Hailsham and there is a school bus service Mon – Fri to/from Hailsham. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	Site No: 869/3090	Name: Laurelhurst Farm, Lower Dicker																	
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Lower Dicker is not classed as a sustainable settlement as it is considered to be a neighbourhood settlement within the Council's settlement hierarchy, it has limited services and facilities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and the site's vehicular access capabilities and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.

Summary	**Major positive effects: SO14 Housing; SO18 Economy and Employment** Given the size of the site and its potential to provide specialist forms of the housing alongside market housing (140 dwellings), the impact on this SA Objective is expected to be a major positive if the site is brought forward and makes a significant positive contribution to meeting the district's housing needs. The same could also be said for SA Objective 18, in that the site could provide (according to the site promoter) 11,500 sqm of employment floorspace. **Minor positive effects: SO9 Biodiversity** Additionally, as the Local Plan policies are implemented for biodiversity mitigation methods, there is potential for biodiversity net gain to be achieved. **Minor negative effects: SO1 Climate Change; SO6 Waste; SO7 Pollution** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate, to some extent, any negative impacts. **Major negative effects: None** **No significant effect: SO11 Historic & Cultural Heritage; SO19 Town & Village Centres and SO20 Education & Skills** The scale of the development, existing service provision and the site's location mean no significant effect on these SA Objectives. **Uncertain effects**: For the remaining SA Objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has not been taken forward to allocation. The site is isolated and detached from Lower Dicker, an unsustainable settlement according to the settlement hierarchy, and does not relate well to any other sustainable settlement. The site has poor access to services and facilities and any future residents of this site would need to travel to Hailsham and further afield, via either public transport or private car, to access these. The site lies outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden, as a whole, as it is isolated from any sustainable settlement. Although employment uses could be supported in this location, the site would potentially need a new vehicular access from the A22, or to improve the existing vehicular access, which may not be suitable for employment development of this scale and is not known whether this could be delivered. There are also uncertain effects in relation to landscape in this location, which would require mitigation.

SHELAA Ref: 919/3000 **SITE:** Land at Park Farm, New Road, Hellingly

SUSTAINABILITY OBJECTIVE		Effects				Site No: 919/3000 Name: Land at Park Farm, New Road, Hellingly
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of two separate land parcels located at the northern edge of Hailsham. The whole site is 56.63ha in size. • The western part of the has achieved reserved matters planning permission for 370 (net) dwellings under planning reference WD/2022/2135/MRM. The eastern land parcel is subject to an ongoing planning application for 360 (net) dwellings under planning reference WD/2022/0294/MAO. • The site would be located within the wider development boundary for Hailsham, which is classed as a sustainable settlement (Type 1 settlement) within the settlement hierarchy and has substantial services and facilities locally. However, a development in this location is still likely to result in an increase in car use to reach services in Hailsham (or other settlements), increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some extent. • The nearest bus stop is located on the A271, approximately 150m to the east of the site. • The nearest train station is at Polegate, approximately 5.8 miles south of the site, although the only reasonable access to the station is via private motor vehicle. • The reserved matters application for the western part of the site sets out some of the climate change mitigation methods that will be brought forward within the northern part of the site. The eastern land parcel also proposes some climate change mitigations, however, as this is only an outline application, further details would be provided if the application proceeds to reserved matters stage. It is likely that the mitigations provided within the western part of the site would be implemented within the eastern land parcel as they are promoted by the same developer. • All development will result in an increase in greenhouse gas emissions but will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified

SUSTAINABILITY OBJECTIVE		Effects				Site No: 919/3000 Name: Land at Park Farm, New Road, Hellingly
		S	M	L	Overall	Commentary
						to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The western land parcel lies wholly within Flood Zone 1. There are parts of the eastern land parcel within Flood Zone 2 and 3, given the presence of the river Hursthaven within the boundaries of the site. There is some surface water flood risk also located within both land parcels, predominantly the eastern land parcel, given the river Hursthaven. • Both land parcels are at risk of groundwater flooding. • Development of the site would introduce impermeable surfaces which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • The western part of the site has set out climate change adaption measures as part of the approved reserved matters planning permission. It is likely that these will also be provided within the eastern land parcel. The eastern land parcel has already set out some climate change adaption measures, however, further will be required if the application proceeds to reserved matters stage. • 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. • Further climate change adaptation measures for the eastern part of 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 western land parcel lies wholly within Flood Zone 1. There are parts of the eastern land parcel within Flood Zone 2 and 3, given the presence of the river Hursthaven within the boundaries of the site. There is some surface water flood risk also located within both land parcels, predominantly the eastern land parcel, given the river Hursthaven. • Both land parcels are at risk of groundwater flooding. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. Other policies within the Local Plan

SUSTAINABILITY OBJECTIVE		Effects				Site No: 919/3000 Name: Land at Park Farm, New Road, Hellingly
		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. • The development granted permission for the western part of the site includes extensive SuDS measures together with permeable surfaces and a flood risk assessment. The ongoing planning application has also provided an extensive SuDS scheme to mitigate against flood risk within the site. These have both received no objection from the local flood risk authority. • Given that both land parcels have successfully demonstrated that flood risk associated with the site can be mitigated as part of any development, the impact on this SA Objective is likely to be major positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • The development of this site will significantly increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • The river Hursthaven flows through the centre of the site and is classified by the Environment Agency as being in a moderate ecological status. • Development of the site could exacerbate the rivers moderate ecological status through potential pollution, directly and indirectly through surface runoff and discharge. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, with drainage ditches forming part of the drainage network of the levels. Development is therefore likely to be subject to Appropriate Assessment to secure necessary mitigation to control water flows to the SAC and protect water quality. Both the western and eastern land parcels have provided evidence as part of the extant and ongoing planning applications to demonstrate that a suitable drainage scheme can be achieved for both land parcels without detrimentally impacting upon the Pevensey Levels or the River Hursthaven • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 919/3000 Name: Land at Park Farm, New Road, Hellingly
		S	M	L	Overall	Commentary
						• Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • The western land parcel has demonstrated how water efficiency could be achieved within the development and it is likely that the same methods can be implemented within the eastern land parcel. Furthermore, both the extant and ongoing applications have demonstrated that development can be brought forward without impacting upon water quality. There is no significant effect on this SA Objective.
SO5	SOIL, LAND & MINERALS					• The site is agricultural land. It has been confirmed as part of the ongoing planning application process that 40% of the eastern land parcel is classified as Subgrade 3a agricultural land. • The site is not safeguarded for minerals or waste operations. • The site is a greenfield site. • Development of the site is unlikely to result in land contamination, although further investigations would be required. • However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Given that the development of the eastern land parcel will result in the loss of Subgrade 3a agricultural land, the effect on this SA Objective is considered as a minor negative.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 919/3000 Name: Land at Park Farm, New Road, Hellingly
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• The scale of development proposed for the site will introduce more light pollution to the area. However, it is considered that this could be mitigated as part of the schemes design. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed 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. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Given the quantum of development that has already been granted within the northern part of the site and the growth sought on the eastern part of the site, it is considered that there could be minor negative effects on this SA Objective. mitigation measures and the application of Local Plan policies could mitigate some adverse effects but not all.
SO8	GREEN & BLUE INFRASTRUCTURE					• In regard to the western land parcel, there are significant trees and hedgerows located along site boundaries. There is also priority habitat ancient woodland located adjacent the northeastern boundary of the site and trees that are protected by a group TPO. • The extant planning permission for the western land parcel demonstrates that green and blue infrastructure will be enhanced as part of any development. This includes the strengthening of existing landscape boundaries and a landscaped buffer provided to the sensitive woodland along the northeastern boundary.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 919/3000 Name: Land at Park Farm, New Road, Hellingly
		S	M	L	Overall	Commentary
						• In regard to the eastern land parcel, there are significant trees and hedgerows located along the site boundaries and these provide excellent wildlife corridors and stepping stones to the wider area. There also significant trees and hedgerows located on field boundaries within the site. • There is ancient woodland adjacent the northeastern and northwestern boundaries of the site. The majority of this is also classified as priority habitat deciduous woodland which extends into the site. • The river Hursthaven flows through the middle of the site and also is a key source of blue infrastructure within the site. • The indicative landscape plan for the ongoing planning application indicates that significant open space will be provided within the site. This will include the creation of SuDS, which will significantly enhance blue infrastructure. The scheme provides a suitable buffer to ancient woodland and also provides land for the extension of the Hellingly Country Park to the north of the site. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The extant planning permission and ongoing application have shown that the development of both land parcels northern part of the site will significantly enhance green and blue infrastructure and major positive effects are expected on this SA Objective.
SO9	BIODIVERSITY					• Both the western and eastern land parcel lie within the Pevensey and Cuckmere Valley Link BOA. • In regard to the western land parcel, there are significant trees and hedgerows located along site boundaries. There is also priority habitat ancient woodland located adjacent the northeastern boundary of the site and trees that are protected by a group TPO. • In regard to the eastern land parcel, there are significant trees and hedgerows located along the site boundaries and these provide excellent wildlife corridors and stepping stones to the wider area. There also significant trees and hedgerows located on field boundaries within the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 919/3000 Name: Land at Park Farm, New Road, Hellingly
		S	M	L	Overall	Commentary
						• There is ancient woodland adjacent the northeastern and northwestern boundaries of the site. The majority of this is also classified as priority habitat deciduous woodland which extends into the site. • The river Hursthaven flows through the middle of the site and also is a key source of biodiversity within the site. • The planning permission for both land parcels part of the site has accompanying Ecology Repost which sets out enhancement and mitigation measures required that are secured via planning condition. Both developers have set out proposals that provide significant protection and enhancement to biodiversity within this site. • Given the measures in the extant planning permission and ongoing planning application will result in biodiversity gain across both land parcels, minor positive effects are expected on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment has found this site moderately sensitive to residential development, due in part of the characteristics of the Hurst Haven Stream, the presence of ancient woodland and undulating topography with the northeast of the site being more prominent within the landscape. • The western and eastern parts of the site have demonstrated as part of the planning application process how the design and layout of the scheme has carefully considered the surrounding landscape and townscape. This has resulted in carefully designed schemes that have taken into consideration more sensitive parts of the sites and sought to mitigate these within the design of the scheme. This is demonstrated in how buffers have been provided to the ancient woodland and measures proposed to protect the river Hursthaven. Furthermore, the scheme for the ongoing application has been designed to take into consideration the sloping topography within the site. The extension of the Hellingly Country Park as part of development will also provide improvements to the wider landscape. • A Landscape Visual Impact Assessment provided as part of the ongoing application indicated that beyond the immediate context there would be very limited changes to the landscape character of the area.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 919/3000 Name: Land at Park Farm, New Road, Hellingly
		S	M	L	Overall	Commentary
						• There is considered to be no significant effect on this SA Objective as although development would have some impact on the landscape in this location, it is considered mitigations can be provided as has been demonstrated within the extant planning permission and the ongoing planning application that will mitigate the impacts of development.
SO11	HISTORIC & CULTURAL HERITAGE					• There are three Grade II Listed Buildings (Granary and Oasthouse, Park Farmhouse and Barn at Park Farm), which are located in close proximity to the site. It has been determined via the planning application process that the development of these land parcels would have a less than substantial harm on these heritage assets. • Both land parcels are not located within or in close proximity to a Conservation Area • The proposed layouts for both the extant and ongoing planning applications have taken into consideration the heritage assets within the design of the scheme and have successfully limited the impact of development upon them. • There is considered to be no significant 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 western land parcel has achieved a suitable vehicular and pedestrian access as part of the approved planning permission for the site, which improves pedestrian connectivity to Hailsham. The eastern land parcel has also demonstrated that a suitable vehicular and pedestrian access can be achieved to the site. • The nearest train station is at Polegate, approximately 5.8 miles south of the site, although the only reasonable access to the station is via private motor vehicle.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 919/3000 Name: Land at Park Farm, New Road, Hellingly
		S	M	L	Overall	Commentary
						• The nearest bus stop is located on the A271, approximately 150m to the east of the site and can be accessed via pedestrian footpaths. • The ongoing planning application has also stated that a full site travel plan will be developed for this part of the site, which will include measures to reduce the need to travel and will monitor single occupancy car journeys for five years. • Both applications have sought to improve connectivity to the Hellingly Country Park to the north. • Given that both the western and eastern land parcels have demonstrated that a suitable vehicular and pedestrian access can be provided to the site to the sustainable settlement of Hailsham, the impact on this SA Objective is minor positive.
SO14	HOUSING					• The western part of the site has achieved planning permission for 370 (net) dwellings and 360 (net) dwellings is being sought on the eastern land parcel. • The planning permission for the northern part of the site provides for both affordable and market homes and self-build and custom house build plots. This approach should be followed for the southern part of the site in accordance with Local Plan policies. • Given the size of the site and its potential to provide specialist forms of the housing alongside market housing, the impact on this SA Objective is expected to be a major positive if the site is brought forward and makes a positive contribution to meeting the district's housing needs.
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as it is proposed for more than 10 (net) The nearest health services (GP, dentists, pharmacy) are in Hailsham, approximately 1.4 miles to the south of the site and cannot be accessed easily through pedestrian routes. The nearest hospital is in Eastbourne, approximately 8.6 miles to the south. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. • The existing capacity within the health sector for this area would need to be expanded.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 919/3000 Name: Land at Park Farm, New Road, Hellingly
		S	M	L	Overall	Commentary
						• Sports facilities are available in Hailsham (Freedom Leisure Centre). These are accessible by public transport. • A new community sports hub is planned on land within Hellingly Parish at Lower Horsebridge which would bring sports facilities within 1.7 miles of the site, although this is not easily connected through pedestrian walkways either. • The western land parcel with extant permission will provide 4050sqm of play space within the scheme. • Both land parcels are located directly adjacent the Hellingly Country Park to the north and additional pedestrian connections are being provided to this. • The ongoing application for the eastern land parcel has made provisions to secure the provision of 2-on site grass sports pitches, sports facilities, allotments, provision of play space and land for an extension of Hellingly country park. • Noting that the existing capacity within the health sector would need to be expanded over the longer term, this may bring some minor negative impact initially, but there is provision nearby. Both the approved permission and ongoing application would also make contribution towards this healthcare provision. Given the health and wellbeing benefits that have been secured and are being proposed as part of the development of this collective site, the effect on this SA Objective is considered as a major positive.
SO16	QUALITY OF LIFE & PLACE					• The planning permission for the western part of the site has provision made, via a S106, for affordable housing, self-build and custom build plots and play space contributions, which will have a positive effect on the quality of life of residents of any development. • The planning application for the eastern part of the site has also demonstrated that affordable housing, self-build and custom build plots and play space contributions will also be provided as part of development. • Development will need to comply with other Local Plan policies, which will address matters of design and quality of life within the district as well as the District's Design Code.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 919/3000 Name: Land at Park Farm, New Road, Hellingly
		S	M	L	Overall	Commentary
						• The extant planning permission and ongoing planning application have sought to create safe, attractive and socially integrated spaces within the development to improve quality of life. • The impact on this SA Objective is considered to be minor positive.
SO17	SOCIAL DEPRIVATION					• The planning permission for the western part of the site has provision made, via a S106, for affordable housing and self-build and custom house build plots. • It has also been demonstrated that the eastern land parcel will seek to provide affordable housing and self-build and custom house build plots as part of the development. • The effect on this SA Objective is likely to be minor positive.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • Development of the site would place new residents within a short journey time of services and facilities in Hailsham. However, Hailsham High Street is likely to continue in terms of viability and vitality with or without this site. • No significant effect.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest nursery and primary school are Hailsham Primary Academy, 0.7 miles to the southwest of the site and can be accessed via pedestrian footpaths, once onto the main part of New Road. • Further primary, secondary and college provision is located within Hailsham.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 919/3000 Name: Land at Park Farm, New Road, Hellingly
		S	M	L	Overall	Commentary
						• Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, and minor positive in the long term, given the scale of development and contribution necessary towards infrastructure which will deliver improvements to educational infrastructure within the vicinity.

SUMMARY OF RESULTS:	Site No: 919/3000	Name: Land at Park Farm, New Road, Hellingly																	
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 western part of the has achieved reserved matters planning permission for 370 (net) dwellings under planning reference WD/2022/2135/MRM. The eastern land parcel is subject to an ongoing planning application for 360 (net) dwellings under planning reference WD/2022/0294/MAO. The site lies to the northeast of Hailsham within the proposed development boundary. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and the site's vehicular access capabilities and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO3 Flood Risk; SO8 Green & Blue Infrastructure; SO14 Housing and SO15 Health & Wellbeing,** Given that both land parcels have successfully demonstrated that flood risk associated with the site can be mitigated as part of any development, the impact on this SA Objective is likely to be major positive. The extant planning permission and ongoing application have shown that the development of both land parcels northern part of the site will significantly enhance green and blue infrastructure and major positive effects are expected on this SA Objective. Given the size of the site and its potential to provide specialist forms of the housing alongside market housing, the impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. Noting that the existing capacity within the health sector would need to be expanded over the longer term, this may bring some minor negative impact initially, but there is provision nearby. Both the approved permission and ongoing application would also make contribution towards this healthcare provision. Given the health and wellbeing benefits that have been secured and are being proposed as part of the development of this collective site, the effect on this SA Objective is considered as a major positive. **Minor positive effects: SO9 Biodiversity; SO13 Travel & Accessibility; SO16 Quality of Life & Place; SO17 Social Deprivation and SO20 Education & Skills**

	Given the measures in the extant planning permission and ongoing planning application will result in biodiversity gain across both land parcels, minor positive effects are expected on this SA Objective. Given that both the western and eastern land parcels have demonstrated that a suitable vehicular and pedestrian access can be provided to the site to the sustainable settlement of Hailsham, the impact on this SA Objective is minor positive. Both schemes seek to improve accessibility across the wider area. Both land parcels will bring forward affordable housing and self-build and custom housebuild plots. The schemes have been designed to create safe, attractive and socially integrated spaces. The impact is likely to be minor positive in the short term in regard to skills and training in construction, and minor positive in the long term, given the scale of development and contribution necessary towards infrastructure which will deliver improvements to educational infrastructure within the vicinity. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO5 Soil, Land & Minerals and SO6 Waste** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. Given that the development of the eastern land parcel will result in the loss of Subgrade 3a agricultural land, the effect on this SA Objective is considered as a minor negative. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. **No significant effect: SO4 Water Resources; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage SO18 Economy & Employment; and SO19 Town & Village Centre** The western land parcel has demonstrated how water efficiency could be achieved within the development and it is likely that the same methods can be implemented within the eastern land parcel. Furthermore, both the extant and ongoing applications have demonstrated that development can be brought forward without impacting upon water quality. There is no significant effect on this SA Objective.

	There is considered to be no significant effect on this SA Objective as although development would have some impact on the landscape in this location, it is considered mitigations can be provided as has been demonstrated within the extant planning permission and the ongoing planning application that will mitigate the impacts of development. The proposed layouts for both the extant and ongoing planning applications have taken into consideration the heritage assets within the design of the scheme and have successfully limited the impact of development upon them. The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain: SO2 Climate Change Adaption; SO7 Pollution; SO12 Digital Infrastructure** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 370 (net) dwellings. Given the constraints identified within the evidence base and SA, and the fact that the western part of the site has achieved reserved matters planning permission for 370 (net) dwellings under planning reference WD/2022/2135/MRM, it is considered that the site would only be appropriate for up to 360 (net) dwellings in the eastern part of the site and has been proposed for allocation on this basis. The site is located on the northern periphery of Hailsham, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site conforms with the overall spatial strategy for development within Wealden as a whole as it is within reach via public transport of services and facilities within a sustainable settlement. The site is integrated into the existing settlement and development would have limited visual impact on the wider landscape and heritage assets, subject to suitable scale, design and skyline considerations set out within the ongoing planning application. The development would be required to take into consideration impacts on biodiversity given its location within a BOA, parcels of priority habitat ancient woodland within the site and along sites boundaries and the river Hursthaven that flows through the site into the Pevensey Levels. The site has demonstrated as part of the ongoing application that biodiversity can be enhanced and protected on the site. The site must also secure a safe vehicular and pedestrian access, taking into consideration improving connectivity across the wider area. The development must also demonstrate that the flood risk within the site can also be appropriately mitigated via SuDS.

SHELAA Ref: 940/3090 **SITE:** Land Adjoining Laurel Cottage, The Dicker, Lower Dicker

SUSTAINABILITY OBJECTIVE		Effects				Site No: 940/3090 Name: Land adjoining Laurel Cottage, The Dicker, Lower Dicker
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is largely agricultural use and is largely greenfield. The southeastern corner of the site contains a single residential dwelling and garden. • The site is 1.01ha in size and is proposed primarily for residential development of between 25 and 38 (net) dwellings. The site has also been promoted for employment uses (Use Class E(g), B2 and B8) of approximately 500 to 2,500 sqm. • The site lies to the north of the A22, and the western portion of the site lies adjacent to the entrance to Coldharbour Road. To the north and west of the site is employment uses, with predominantly residential on the opposite side of the A22 and dilapidated agricultural buildings to the east associated with Knights Farm. There are views to open countryside to the northeast of the site. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Lower Dicker is not classed as sustainable within the settlement hierarchy and lacks significant services and facilities and so any development is likely to result in an increase in car use to reach Hailsham, increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some extent. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified

SUSTAINABILITY OBJECTIVE		Effects				Site No: 940/3090 Name: Land adjoining Laurel Cottage, The Dicker, Lower Dicker
		S	M	L	Overall	Commentary
						to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• Developing this site will introduce hard standing and structures onto greenfield land, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The entire site is in Flood Zone 1, which is suitable for development, although there is a potential risk of groundwater flooding. • The site is at a small risk of surface water flooding particularly on the northwestern boundary of the site. • The site is entirely within an area of groundwater concern so there is some potential groundwater flood risk, however this is difficult to predict. Further investigation would be required if development came forward. • The impact is considered uncertain at this time.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • The site does not contain any watercourses.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 940/3090 Name: Land adjoining Laurel Cottage, The Dicker, Lower Dicker
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site comprises agricultural land, so would result in its loss, but this has not been classified within the Agricultural Land Classification survey. • The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area, which is classed as being brighter area (due to the A22 and run up to Boship Roundabout) in CPREs light

SUSTAINABILITY OBJECTIVE		Effects				Site No: 940/3090 Name: Land adjoining Laurel Cottage, The Dicker, Lower Dicker
		S	M	L	Overall	Commentary
						pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • Given the presence of the A22 in this location, any residential occupiers will likely be subject traffic noise considerations, particularly to the south of the site. • It is expected that an increase in housing and employment uses will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposed uses (residential or employment) and the resultant air pollution arising from the use of motorised forms of transport, as well as noise impacts from the A22, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of greenfield land in agricultural use. The site is semi-rural in character and setting and still reads as cohesive part of the open countryside to the north, albeit that commercial and residential development are adjacent to the proposed site. There are trees on site, alongside hedgerows to the southern boundary and a pond also. • Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site, particularly to provide screening from the open views northwards. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time

SUSTAINABILITY OBJECTIVE		Effects				Site No: 940/3090 Name: Land adjoining Laurel Cottage, The Dicker, Lower Dicker
		S	M	L	Overall	Commentary
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • There is no ancient woodland or Priority Habitats within the site, or in close proximity to the site. • The greenfield nature of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows, trees), although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site, including hedgerows. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light or noise pollution and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor negative in the short term but will become minor positive in the medium to long term as any mitigation measures become established.
SO10	LANDSCAPE & TOWNSCAPE					• The site is considered to be of moderate sensitivity within the Council's landscape evidence base primarily due to the wooded nature of the site and its informal enclosure, which forms a soft boundary to the settlement edge. The site does retain a rural character that reads as a cohesive part of the open countryside to the north. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices, although it is clear that the retention of existing hedgerows and trees on site would help screen development in this location.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 940/3090 Name: Land adjoining Laurel Cottage, The Dicker, Lower Dicker
		S	M	L	Overall	Commentary
						• Due to the lack of a detailed scheme for the site and the likelihood that landscape could be harmed through the implementation of development on site, the effect on this SA Objective is considered to be minor negative at this time.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There are no listed buildings within the site or within close proximity. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have no significant effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is currently a vehicular access to the site from the A22 that serves the dwelling, but this would not be suitable for the development proposed. The site would require a new vehicular access from the A22 or through third-party land. The Highway Authority would need to be consulted to determine whether a new vehicular access from the A22 would be suitable for the uses proposed given the quantum of growth expected. • There are pedestrian footways along the A22 that go towards Hailsham. • The nearest train station is at Berwick, approximately 3.9 miles south of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stops are within walking distance along the A22 and there are paved areas to wait at the bus stop.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 940/3090 Name: Land adjoining Laurel Cottage, The Dicker, Lower Dicker
		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 is considered uncertain at this stage as the site would need to provide a suitable vehicular access from the A22, and it is not known whether a suitable arrangement to accommodate the growth can be achieved. Transport measures are also 'unknown'.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need. The site promoter has identified a capacity for residential development of between 25 and 38 (net) dwellings. • Nonetheless, due to the size of the developable area of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services (GP, dentists, pharmacy) are in Hailsham, approximately 2.3 miles to the southeast of the site. The nearest hospital is in Eastbourne, approximately 7.6 miles to the south. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Hailsham (Freedom Leisure Centre). These are accessible by public transport as Golden Cross has a regular bus service (numerous services 7 days a week).

SUSTAINABILITY OBJECTIVE		Effects				Site No: 940/3090 Name: Land adjoining Laurel Cottage, The Dicker, Lower Dicker
		S	M	L	Overall	Commentary
						• A new community sports hub is planned on land within Hellingly Parish at Lower Horsebridge which would bring sports facilities within approximately 0.8 miles of the site, although access would still likely be by private car due to pedestrian connectivity across the Boship roundabout. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development 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, affordable housing or employment uses, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The site has been put forward for employment uses also (i.e. E(g), B2 and B8) of approximately 500 to 2,500 sqm.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 940/3090 Name: Land adjoining Laurel Cottage, The Dicker, Lower Dicker
		S	M	L	Overall	Commentary
						• Due to the size of the developable area of the site, an appropriate mix and type of employment uses could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a significant positive contribution to meeting the district's employment needs. This will be enhanced by the provision of different types, formats and scale of employment uses, if they are to come forward.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is isolated and detached from Lower Dicker and any other identified settlement or local facilities and amenities. • Lower Dicker itself has limited services and facilities, and potential future residents are likely to travel to Hailsham and/or Polegate, or shop online. • Therefore, the impact on this SA Objective is considered to have no significant effect.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is in Hellingly (Hellingly Community Primary School). However, pedestrian connectivity from the site is not possible. Further primary and secondary education is available in Hailsham and there is a school bus service Mon – Fri to/from Hailsham. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	Site No: 940/3090	Name: Land adjoining Laurel Cottage, The Dicker, Lower Dicker																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Lower Dicker is not classed as a sustainable settlement as it is considered to be a neighbourhood settlement within the Council's settlement hierarchy, it has limited services and facilities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and the site's vehicular access capabilities and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.

Summary	**Major positive effects: None** **Minor positive effects: SO9 Biodiversity; SO14 Housing; SO18 Economy and Employment** The site promotor has proposed a residential development within the site of between 25 and 38 (net) dwellings, which would make a positive contribution to the district's housing needs. However, the details are lacking as to any affordable housing provision etc. The site promoter also proposes employment development on the land of between 500 sqm and 2,500 sqm that would make a positive impact to the district's employment need. Additionally, as the Local Plan policies are implemented for biodiversity mitigation methods there is potential for biodiversity net gain to be achieved on site. **Minor negative effects: SO1 Climate Change; SO6 Waste; SO7 Pollution; SO10 Landscape and Townscape** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate, to some extent, any negative impacts. The site is also considered to be of moderate landscape sensitivity due to its wooded nature and other rural characteristic on site; it is not certain whether these could be mitigated, given the site residual negative impact. **Major negative effects: None** **No significant effect: SO11 Historic & Cultural Heritage; SO19 Town & Village Centres and SO20 Education & Skills** The scale of the development, existing service provision and the site's location mean no significant effect on these SA Objectives. **Uncertain effects**: For the remaining SA Objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has not been taken forward to allocation. The site is isolated and detached from Lower Dicker, an unsustainable settlement according to the settlement hierarchy, and does not relate well to any other sustainable settlement. The site has poor access to services and facilities and any future residents of this site would need to travel to Hailsham and further afield, via either public transport or private car, to access these. The site lies outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden, as a whole, as it is isolated from any sustainable settlement. Although employment uses could be supported in this location, the site would potentially need a new vehicular access from the A22, or through third-party land, which may not be suitable for employment development of this scale and is not known whether this could be delivered. There are also uncertain effects in relation to landscape in this location, which would require significant mitigation.

SHELAA Ref: 1039/1310 **SITE:** Land at Knights Farm, The Dicker, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1039/1310 Name: Land at Knights Farm, The Dicker, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises agricultural fields and a cluster of agricultural buildings, storage and a farmhouse known collectively as Knights Farm which is located in the southern part of the site. • The site is 17.34 ha is size and is proposed for residential development of 800 (net) dwellings. The site has also been promoted for employment uses (Use Class E(g), B2 and B8), although the quantum of floorspace has not been provided. • The site lies to the north of the A22 and east of the A267 and the southwestern portion of the site includes the cluster of agricultural buildings. To the east of the site is a service station with associated uses including a hotel, with predominantly residential uses on the opposite side of the A22. There are views to open countryside to the north and northwest of the site, which allows views to the open countryside beyond. • 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. • Lower Dicker is not classed as sustainable within the settlement hierarchy and lacks significant services and facilities and so any residential development is likely to result in an increase in car use to reach Hailsham, increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some extent. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1039/1310 Name: Land at Knights Farm, The Dicker, Hailsham
		S	M	L	Overall	Commentary
						to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• Developing this site will introduce hard standing and structures onto greenfield land, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The entire site is in Flood Zone 1, which is suitable for development, but there is a potential risk of groundwater flooding that covers much of the site. • The site has a limited risk of surface water flooding to the north portion of the site and its western boundary that appears to be drainage channel. • The site is within an area of groundwater concern so there is some potential groundwater flood risk, however this is difficult to predict. Further investigation would be required if development came forward. • Nonetheless, the site was considered within Wealden's SFRA, and the proposed development is therefore suitable for the flood risk zone identified and the site passes the sequential test. Given the above, the impact on this SA Objective is therefore considered a minor positive impact.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • The site does not contain watercourses.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1039/1310 Name: Land at Knights Farm, The Dicker, Hailsham
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site comprises some greenfield agricultural land and was classified wholly within the Agricultural Land Classification survey as 3b, which is considered moderate quality agricultural land. There would be no loss of BMV land, although it would be as significant loss of agricultural land in general. • The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Given the extent of the loss of agricultural land (albeit this does not include BMV land), the impacts on this SA Objective are considered to be a minor negative at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1039/1310 Name: Land at Knights Farm, The Dicker, Hailsham
		S	M	L	Overall	Commentary
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area, which is classed as being brighter area in the south of the site (due to the A22 and run up to Boship Roundabout) in CPREs light pollution mapping. The north of the site is darker. Mitigation measures and Local Plan policies could lessen some negative impacts. • Given the presence of the A22 in this location, any residential occupiers will likely be subject traffic noise considerations, particularly to the south of the site. • There may also be some land contamination to the south of the site from the previous use of the site for agriculture and the buildings that remain on site (including land remediation). • It is expected that an increase in housing and employment uses will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposed uses (residential or employment) and the resultant air pollution arising from the use of motorised forms of transport, as well as noise impacts from the A22, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of greenfield land in agricultural use. The site is semi-rural in character and setting and still reads as cohesive part of the open countryside to the north, albeit that commercial and residential development are adjacent to the proposed site at the southern boundary. There are trees on site, alongside hedgerows to a number of the boundaries. • Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site, particularly to provide screening from the open views northwards.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1039/1310 Name: Land at Knights Farm, The Dicker, Hailsham
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • There is no ancient woodland or Priority Habitats within the site, but there is priority habitat to the eastern and northern boundary of the site (deciduous woodland) that would need to be protected through the development process. • The greenfield nature of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows, trees), although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site, including hedgerows. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light or noise pollution and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor negative in the short term but will become minor positive in the medium to long term as any mitigation measures become established.
SO10	LANDSCAPE & TOWNSCAPE					• The site is considered to be of low to moderate sensitivity to development due to modern field amalgamation, a flat landform and nearby development/uses, including modern agricultural buildings and storage within the southern part of the site, nearby petrol services. The proximity to the A22 and A267 all reduce the sense of rurality and tranquillity and in turn decrease sensitivity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1039/1310 Name: Land at Knights Farm, The Dicker, Hailsham
		S	M	L	Overall	Commentary
						• The site does retain a rural character that reads as a cohesive part of the open countryside to the north. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices, although it is clear that the retention of existing hedgerows and trees on site would help screen development in this location. • Due to the lack of a detailed scheme for the site and the likelihood that landscape could be mitigated through the implementation of development on site, the effect on this SA Objective is considered to be uncertain at this time.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There are no listed buildings within the site, but there is a Grade II listed building, Brook House, located approximately 270m to the east of the site on the opposite side of the A267 and the Grade II listed building, Boship Farm Hotel, is located approximately 180m to the south on the opposite side of the A22. It is not considered, given the other buildings and screening between the site and the listed buildings, that the settings would be significant impacted. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have no significant effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1039/1310 Name: Land at Knights Farm, The Dicker, Hailsham
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is currently a vehicular access to the site from the A22 that serves Knights Farm, but this would not be suitable for the development proposed. There is no vehicular access from the A267 to the site. The site would require a new vehicular access from the A22 but would not require third party land to achieve this. The Highway Authority would need to be consulted to determine whether a new vehicular access from the A22 would be suitable for the uses proposed given the quantum of growth expected. • There are pedestrian footways along the A22 that go towards Hailsham. • The nearest train station is at Berwick, approximately 4 miles south of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stops are within walking distance of the site at the front entrance along the A22 and there are paved areas to wait at the bus stop. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered uncertain at this stage as the site would need to provide a suitable vehicular access from the A22. However, there is certainly enough frontage of the site to facilitate a new vehicular access to the site, which is located on a major A road. Further transport studies are required to understand the transport implication for the A22 and the Boship roundabout specifically.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need. The site promoter has identified a capacity for residential development of 800 (net) dwellings. • Nonetheless, due to the size of the developable area of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1039/1310 Name: Land at Knights Farm, The Dicker, Hailsham
		S	M	L	Overall	Commentary
						needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services (GP, dentists, pharmacy) are in Hailsham, approximately 2.0 miles to the east of the site. The nearest hospital is in Eastbourne, approximately 7.5 miles to the south. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Hailsham (Freedom Leisure Centre). These are accessible by public transport as Golden Cross has a regular bus service (numerous services 7 days a week). • A new community sports hub is planned on land within Hellingly Parish at Lower Horsebridge which would bring sports facilities within approximately 0.6 miles of the site, although access would still likely be by private car due to pedestrian connectivity across the Boship roundabout. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector.
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: 1039/1310 Name: Land at Knights Farm, The Dicker, Hailsham
		S	M	L	Overall	Commentary
						• With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development 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, affordable housing or employment uses, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The site has been put forward for employment uses also (i.e. E(g), B2 and B8) and given the scale of the site, this will be of a significant scale. • Due to the size of the developable area of the site, an appropriate mix and type of employment uses could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a significant positive contribution to meeting the district's employment needs. This will be enhanced by the provision of different types, formats and scale of employment uses, if they are to come forward.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is isolated and detached from Lower Dicker and any other identified settlement or local facilities and amenities. • Lower Dicker itself has limited services and facilities, and potential future residents are likely to travel to Hailsham and/or Polegate, or shop online. • Therefore, the impact on this SA Objective is considered to have no significant effect.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1039/1310 Name: Land at Knights Farm, The Dicker, Hailsham
		S	M	L	Overall	Commentary
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is in Hellingly (Hellingly Community Primary School). However, pedestrian connectivity from the site is not possible along the A267 or easily across the Boship roundabout. Further primary and secondary education is available in Hailsham and there is a school bus service Mon – Fri to/from Hailsham. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term the impact on this SA Objective will be uncertain.

SUMMARY OF RESULTS:	Site No: 1039/1310 Name: Land at Knights Farm, The Dicker, Hailsham																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Lower Dicker is not classed as a sustainable settlement as it is considered to be a neighbourhood settlement within the Council's settlement hierarchy, it has limited services and facilities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and the site's vehicular access capabilities and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.

Summary	**Major positive effects: SO14 Housing and SO18 Economy and Employment** The site promotor has proposed a residential development within the site of 800 (net) dwellings and it therefore has potential to provide specialist forms of the housing alongside market housing. The impact on this SA Objective is expected to be a major positive if the site is brought forward and makes a significant positive contribution to meeting the district's housing needs. The site has been put forward for employment uses also (i.e. E(g), B2 and B8). Due to the size of the developable area of the site, an appropriate mix and type of employment uses could be accommodated in accordance with the relevant Local Plan policies and would have a major impact on the economic objective. **Minor positive effects: SO3 Flood Risk and SO9 Biodiversity** The site has been considered through the Council's SFRA and is considered not at risk of fluvial or surface water flooding. As Local Plan policies are implemented for biodiversity mitigation methods there is potential for biodiversity net gain to be achieved on site. **Minor negative effects: SO1 Climate Change; SO5 Soil, Land and Minerals; SO6 Waste and SO7 Pollution** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate, to some extent, any negative impacts. It is also noted that the proposed development would result in the loss of agricultural land that was assessed in the ALC system as moderate quality (3b). Although the development would not result in the loss of BMV land, the loss of agricultural land of moderate quality will still have a minor negative impact at this scale. **Major negative effects: None** **No significant effect: SO11 Historic & Cultural Heritage and SO19 Town & Village Centres** The scale of the development, existing service provision and the site's location mean no significant effect on these SA Objectives. **Uncertain effects**: For the remaining SA Objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has been taken forward to allocation for employment uses (E(g), B2 and B8). The site is located to the north of the A22 and to the west of the Boship roundabout which connects the A22, A271 and A267 and sits between Lower Dicker and Lower Horsebridge to the northwest of Hailsham. It lies beyond any defined settlement boundary and is within the countryside for planning purposes. Whilst it has a good level of pedestrian connectivity and access to public

	transport links, due to its degree of detachment from essential services and facilities it would be unsuitable for residential development of the scale and nature proposed. However, employment uses could be supported in this location. The site is relatively well contained by existing mature tree belts and hedgerows, which would help contain development and limit the impact on the wider landscape from far-reaching views. The site would need a new vehicular access from the A22 with a transport impact assessment to ensure that the local/strategic highway network is not severely harmed.

SHELAA Ref: 1079/3000

SITE: Land at Broad Farm, South of New Street, Lower Horsebridge

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1079/3100	Name: Land at Broad Farm, south of New Street, Lower Horsebridge
		S	M	L	Overall	Commentary	
SO1	CLIMATE CHANGE MITIGATION					• The site is currently agricultural land (pasture) and is greenfield. • The site 16.4 ha in size and is proposed for between 300 and 350 (net) dwellings. • The site is located to the north of the A271 and to the west of B2104 and to the east of the A267, to the north of Lower Horsebridge. To the north and west is open countryside, whilst to the south is the largely linear settlement of Lower Horsebridge that is largely linear development along the A271. To the east is SHELAA site 428/3100 that has now had planning permission for residential development (not yet under construction), with access from the B2104. There is some small-scale residential development to the east of the B2104 that includes Hellingly Primary School. • 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. • Lower Horsebridge is classed as a sustainable settlement (Type 4 settlement) within the settlement hierarchy and has some services and facilities locally. However, a development of this scale is still likely to result in an increase in car use to reach Hailsham specifically, increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some extent. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified	

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1079/3100 Name: Land at Broad Farm, south of New Street, Lower Horsebridge
		S	M	L	Overall	Commentary
						to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site is greenfield currently and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • 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 entire site is in Flood Zone 1, which is suitable for development, but there is a potential risk of groundwater flooding at the edges to the site, particularly in the eastern portion. • The site has no risk of surface water flooding. • The site is partly within an area of groundwater concern so there is some potential groundwater flood risk, however this is difficult to predict. Further investigation would be required if development came forward. • The impact is considered uncertain at this time.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • The site does not contain watercourses.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1079/3100 Name: Land at Broad Farm, south of New Street, Lower Horsebridge
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site comprises some greenfield agricultural land and was classified largely within the Agricultural Land Classification survey as 3b, which is considered moderate quality agricultural land. There is also a small proportion of agricultural land on the site that is considered 3a (good quality agricultural land). This would mean that the development of the site would result in the loss of some BMV agricultural land, which would be negative impact. • The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, given the substantial loss of agricultural land of moderate quality (3b) and the more limited loss of BMV land (3a), a minor negative impact is identified for this SA Objective.
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: 1079/3100 Name: Land at Broad Farm, south of New Street, Lower Horsebridge
		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					• Development of the site could introduce more light pollution to the area, which is classed as being on the fringe of a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • The site had a previous use (planning history shows in the 1950s) as a refuse tip. There may be some issues associated with land contamination, but this would need be further investigated and is at this stage unknown. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposed use for housing in this location and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of agricultural land of moderate and good quality under the ALC, including a small amount of BMV land. The site is rural in character and setting, although the southern edge of the site is adjoining the village. • The mature hedgerows and trees on the boundaries of the site provide wildlife corridors and stepping stones to the wider countryside. Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1079/3100 Name: Land at Broad Farm, south of New Street, Lower Horsebridge
		S	M	L	Overall	Commentary
						• The trees and hedgerows contribute towards the green infrastructure network of the site as well as to the wider greenfield network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). The site does lie to the west of a Biodiversity Opportunity Area (BOA). • There is no ancient woodland within or adjacent to the site. However, to the west of the site is deciduous woodland that is a priority habitat, which acts a wildlife corridor/stepping stone to other habitats. • The greenfield nature of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows to create access), although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor negative in the short term but will likely become minor positive in the medium to long term as any mitigation measures become established.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1079/3100 Name: Land at Broad Farm, south of New Street, Lower Horsebridge
		S	M	L	Overall	Commentary
SO10	LANDSCAPE & TOWNSCAPE					• The site is assessed as having moderate sensitivity to development within the evidence base, owing to several listed buildings that lie within the vicinity of the site to the southern boundary and the proximity of the site to the Hellingly Conservation Area to the north and a further listed building at the junction with North Street and the A267. The site is well screened on the southern and western boundaries, although screening is poor along the northern and eastern boundaries of the site adjoining the A267 and North Street. • It is acknowledged that the site lies at its southern boundary, on the edge of the existing built form of Lower Horsebridge and will likely, at its eastern edge, be located adjacent to a new housing scheme of scale. • Nonetheless, it is considered that the effects on this SA Objective are minor negative as development of the quantum envisioned on this site would be out of keeping with the general character and appearance of the countryside it surrounds, as well as Lower Horsebridge itself.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area, but the northern boundary of the site is located in close proximity to the Hellingly Conservation Area. • There are several listed buildings to the south of the site along the A271 that could be affected by new development in this location and the setting of those listed building may well be affected, given they are within close proximity to it. There is also a Grade II Listed Building that sits to the north of the site named Lobdens and development will likely impact its setting. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Given the close proximity of the heritage assets to the proposed development, the impact on this SA Objective is expected to be minor negative although there may be mitigation measures that could be used to lessen this impact.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1079/3100 Name: Land at Broad Farm, south of New Street, Lower Horsebridge
		S	M	L	Overall	Commentary
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is currently no vehicular access to the site. The site could provide a vehicular access either from the A267 or B2104 (North Street). The Local Highway Authority would need to be consulted to determine whether a new vehicular access would be able to accommodate the growth anticipated. • There is a public right of way at the southwestern edge of the site, which does provide pedestrian access into Lower Horsebridge through to the A271. There are also footways along either side of the North Street that lead to the village. • The nearest train station is at Polegate, approximately 4.8 miles south of the site and the only reasonable access to the station is via private motor vehicle. • There are bus stops within walking distance on both North Street and the A271 to the south of the site, which would be accessible to residents 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. • Whilst the site is located adjacent sustainable public transport options and is located at the edge of the sustainable settlement of Lower Horsebridge, the effect on SA Objective is currently considered uncertain at this stage given that is 'unknown' whether a suitable vehicular access can be achieved to the site.
SO14	HOUSING					• The proposed development of 300 to 350 (net) dwellings will significantly contribute to the Council's housing need. This will be further enhanced by the provision of affordable homes, Lifetime homes and/or self-build/custom homes, but specific details are lacking.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1079/3100 Name: Land at Broad Farm, south of New Street, Lower Horsebridge
		S	M	L	Overall	Commentary
						• Therefore, major positive effects are expected on this SA Objective.
SO15	HEALTH & WELLBEING					• The nearest health services (GP, dentists, pharmacy) are in Hailsham, approximately 1.7 miles to the southeast of the site. The nearest hospital is in Eastbourne, approximately 8 miles to the south. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Hailsham (Freedom Leisure Centre). These are accessible by public transport as the site has a regular bus service (numerous services 7 days a week). • A new community sports hub is planned on land within Hellingly Parish at Lower Horsebridge which would bring sports facilities in close proximity (walking distance) of the site. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that the existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short-term but uncertain in the medium to longer term, depending on the expansion of the existing health sector.
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: 1079/3100 Name: Land at Broad Farm, south of New Street, Lower Horsebridge
		S	M	L	Overall	Commentary
						• With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development 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 in reasonably close proximity to the services and facilities in Hailsham, together with public transport, so future residents would have good access to the town centre. The development may also support existing commercial uses within Lower Horsebridge. • The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. It would also place future residents within Lower Horsebridge thereby supporting existing services and facilities there. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1079/3100 Name: Land at Broad Farm, south of New Street, Lower Horsebridge
		S	M	L	Overall	Commentary
SO20	EDUCATION & SKILLS					• There may be the potential for local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is the Hellingly Community Primary School, to the north and east of the site and can be accessed via pedestrian footpaths. It sits adjacent the northeast corner of the site. • Further primary, secondary and college provision is located within Hailsham to the southeast. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within and around Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however given the size of the site, there may be some degree of pressure on school place provision which would need to be investigated. Therefore, the effects over the longer term are uncertain at this time.

SUMMARY OF RESULTS:	Site No: 1079/3100	Name: Land at Broad Farm, south of New Street, Lower Horsebridge																	
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Lower Horsebridge is classed as a sustainable settlement as it is considered to be a secondary village within the Council's settlement hierarchy, which has some access to services and facilities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and the site's vehicular access capabilities and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO14 Housing**

	Given the size of the site and its potential to provide specialist forms of the housing alongside market housing, the impact on this SA Objective is expected to be a major positive if the site is brought forward and makes a significant positive contribution to meeting the district's housing needs. **Minor positive effects: SO9 Biodiversity** As Local Plan policies are implemented for biodiversity mitigation methods, there is potential for biodiversity net gain at this site to be achieved. **Minor negative effects: SO1 Climate Change; SO5 Soil, Land & Minerals; SO6 Waste; SO7 Pollution; SO10 Landscape and Townscape; SO11 Historic and Cultural Heritage** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate, to some extent, any negative impacts. The development of the site would result in the loss active of agricultural land that is classified as Grade 3B (moderate quality) and Grade 3A (good quality) and would have a moderate detrimental impact upon the landscape and the potential to negatively impact the setting of heritage assets (listed buildings). **Major negative effects: None** **No significant effect: SO18 Economy and Employment and SO19 Town & Village Centres** The scale of the development and the proposed land uses mean no significant effect on these SA Objectives. **Uncertain effects**: For the remaining SA Objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation due to a combination of negative impacts. Development in this location would be out of keeping with the existing character of the rural setting of Lower Horsebridge and would not relate well to existing liner form located along the A271 in this location. The development of the site would also result in the loss active of agricultural land that is classified as Grade 3B (moderate quality) and Grade 3a (good quality), with the latter being BMV land. Furthermore, the site would need a new vehicular access from either the A271 or North Street, which may not be suitable for residential development of this scale.

SHELAA Ref: 1081/3000 **SITE:** Hursthaven Nursery, New Road, Hellingly

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1081/3000 Name: Hursthaven Nursery, New Road, Hellingly
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site currently comprises a single residential dwelling, garden and outbuildings and is therefore greenfield as within the proposed development boundary. • The site 0.56 ha in size and is proposed for between 13 and 15 (net) dwellings within the SHELAA submission form. However, an existing outline planning application has been submitted under WD/2022/2040/O that is undetermined at this stage for only 8 (net) dwellings. • The site is located to the north of New Road, Hellingly and is accessed by an existing vehicular access of New Road, which is narrow, partly single width. The final stretch of New Road (approximately 250 metres) leading to the site comprises a metalled surfaced track. The Hurst Haven lies to the north and west of the site and the site is surrounded by woodland or open agricultural fields on all sides. • 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 would be located within the wider development boundary for Hailsham, which is classed as a sustainable settlement (Type 1 settlement) within the settlement hierarchy and has substantial services and facilities locally. However, a development in this location is still likely to result in an increase in car use to reach services in Hailsham (or other settlements), increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some extent. • 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: 1081/3000 Name: Hursthaven Nursery, New Road, Hellingly
		S	M	L	Overall	Commentary
						• All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site is greenfield currently (although some of the site has buildings erected on it) 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 entire site is in Flood Zone 1, which is suitable for development, but there is a potential risk of groundwater flooding that covers a significant part of the site (northwest). • The site has a limited risk of surface water flooding to the southeast of the site and to the northwest border of the site. • The site is within an area of groundwater concern so there is some potential groundwater flood risk, however this is difficult to predict. Further investigation would be required if development came forward. • The impact is considered uncertain at this time.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • The development of this site will increase the demand for water consumption and wastewater treatment.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1081/3000 Name: Hursthaven Nursery, New Road, Hellingly
		S	M	L	Overall	Commentary
						• The Hursthaven at Hailsham forms the northern and western boundary of the site and is classified by the Environment Agency as being in a moderate ecological status. • Development of the site could exacerbate the rivers moderate ecological status through potential pollution, directly and indirectly through surface runoff and discharge. • The site is not within a groundwater source protection zone. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • It is considered there would be minor negative effects on this SA Objective, predominantly due to the potential of the site to impact the Hursthaven which is currently in a moderate condition.
SO5	SOIL, LAND & MINERALS					• The site is not in agricultural use but has been classified within the Agricultural Land Classification (ALC) survey as Grade 3B (moderate quality). The land is currently used as residential dwelling and garden so would not result in the loss of agricultural land. • The site is not safeguarded for waste or minerals operations. • There are no known issues with contamination of the land. • The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO2 emissions. • 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: 1081/3000 Name: Hursthaven Nursery, New Road, Hellingly
		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					• Development of the site could introduce more light pollution to the area, which is classed as being in a brighter area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposed use for housing in this location and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of greenfield land. The site is semi-rural in character and setting and still reads as cohesive part of the open countryside to the north, albeit that large-scale residential development (at SHELAA 919/3000) is permitted to the west of the site and considered suitable to the east of the site. • Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site, particularly to provide screening from the open views northwards and eastwards. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1081/3000 Name: Hursthaven Nursery, New Road, Hellingly
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • The site does lie within a Biodiversity Opportunity Area (BOA) named the Pevensey & Cuckmere Valley Link. • There is no ancient woodland or priority habitat within or adjacent to the site. • The greenfield nature of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of trees specifically), although it is likely that this could be mitigated through the planning application process. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG. The current outline planning application only offers 10% BNG at this stage. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor negative in the short term but will likely become minor positive in the medium to long term as any mitigation measures become established.
SO10	LANDSCAPE & TOWNSCAPE					• The site lies within a semi-rural location currently but is largely surrounded (or to be surrounded) by new residential development. New homes at this scale would assimilate with the surrounding area and would not compromise the townscape. • The site is considered to be of moderate sensitivity within the Council's landscape evidence base primarily due to the influence of woodland, which screens the residential property and garden currently. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1081/3000 Name: Hursthaven Nursery, New Road, Hellingly
		S	M	L	Overall	Commentary
						• Mitigation measures will need to be identified in accordance with the relevant Local Plan polices, although it is clear that the retention of existing hedgerows and trees on site would help screen development in this location. • At this stage, the current planning application is for outline planning permission and lacks detail in term of mitigation for the site. It is likely that landscape mitigation could be implemented, but effect on this SA Objective is considered to be uncertain at this time.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There are several listed buildings located to the west of the site, but due to distance and the intervening vegetation (trees), the intervisibility between the site and the heritage assets will be limited. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have no significant effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is currently only a limited vehicular access to the site from New Road to serve the single dwelling on the site. This is a limited highway, not suitable for any significant scale of development. It should be noted that local highway authority has not objected to planning application for 8 (net) dwellings at this stage, subject to planning conditions that primarily relate to parking matters.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1081/3000 Name: Hursthaven Nursery, New Road, Hellingly
		S	M	L	Overall	Commentary
						• There is no footway or cycle provision along New Road in this location, although there are pedestrian footways along the main part of New Road to the south of the site and heading in a westerly direction. • The nearest train station is at Polegate, approximately 5.8 miles south of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stops are within walking distance along Park Road to the west, approximately 0.7 miles away and there are paved areas to wait at the bus stop. • 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. • Given the above, the impact is considered to be uncertain at this stage.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, the site promoter has identified that the site could deliver between 8 (net) dwellings. • Due to the size of the developable area of the site, it is unlikely that an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • Therefore, it is considered that the site would have no significant effect on this SA Objective.
SO15	HEALTH & WELLBEING					• The nearest health services (GP, dentists, pharmacy) are in Hailsham, approximately 1.4 miles to the south of the site and cannot be accessed easily through pedestrian routes. The nearest hospital is in Eastbourne, approximately 8.6 miles to the south. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Hailsham (Freedom Leisure Centre). These are accessible by public transport.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1081/3000 Name: Hursthaven Nursery, New Road, Hellingly
		S	M	L	Overall	Commentary
						• A new community sports hub is planned on land within Hellingly Parish at Lower Horsebridge which would bring sports facilities within 1.7 miles of the site, although this is not easily connected through pedestrian walkways either. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment (its subject to outline planning application), the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development would provide market housing but is unlikely to provide affordable housing so will not necessarily 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 the lack of affordable housing, the impact on this SA Objective is considered to be a minor negative 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: 1081/3000 Name: Hursthaven Nursery, New Road, Hellingly
		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 in reasonably close proximity to the services and facilities in Hailsham, together with public transport, so future residents would have reasonable access to the town centre. • The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest nursery and primary school are Hailsham Primary Academy, 0.7 miles to the southwest of the site and can be accessed via pedestrian footpaths, once onto the main part of New Road. • Further primary, secondary and college provision is located within Hailsham. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however given the size of the site there may be some degree of pressure on school place provision which would need to be investigated. Therefore, the effects over the longer term are uncertain at this time.

SUMMARY OF RESULTS:	Site No: 1081/3000 Name: Hursthaven Nursery, New Road, Hellingly																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																			
Minor Positive																			
Not Significant																			
Minor Negative																			
Major Negative																			
Uncertain																			

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission but is subject to a pending outline planning application for the development of 8 (net) dwellings. The site lies to the northeast of Hailsham within the proposed development boundary. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and the site's vehicular access capabilities and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.

Summary	**Major positive effects: None** **Minor positive effects: SO9 Biodiversity** As the Local Plan policies are implemented for biodiversity mitigation methods there is potential for biodiversity net gain to be achieved. **Minor negative effects: SO1 Climate Change; SO6 Waste; SO7 Pollution; SO13 Travel and Accessibility** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate, to some extent, any negative impacts. The Hursthaven at Hailsham forms the northern and western boundary of the site and is classified by the Environment Agency as being in a moderate ecological status. Development of the site could exacerbate the rivers moderate ecological status through potential pollution, directly and indirectly through surface runoff and discharge. Lastly, due to the scale of residential development proposed, the current planning application does not provide affordable housing and will therefore necessarily address issues of deprivation, disadvantage and poverty. **Major negative effects: None** **No significant effect: SO11 Historic & Cultural Heritage; SO14 Housing; SO18 Economy and Employment; SO19 Town & Village Centres** The scale of the development, existing service provision and the site's location mean no significant effect on these SA Objectives. **Uncertain Effects**: For the remaining SA Objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has not been taken forward to allocation. The site is located to the northeast of Hailsham within the proposed development boundary. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. However, the development of this site the Hursthaven moderate ecological status through potential pollution, directly and indirectly through surface runoff and discharge. There are also other uncertain effects that includes landscape impacts and flood risk. Furthermore, the site would potentially need further improvements to the existing access road to accommodate new development and other sustainable transport measures and this is somewhat uncertain.

SHELAA Ref: 1145/3100 **SITE:** Woods Corner, North Street, Lower Horsebridge

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1145/3100 Name: Woods Corner, North Street, Lower Horsebridge
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site currently incorporates a large residential dwelling (and outbuildings), as well as a residential garden land, as well as a paddock. It is a mixture of brownfield and greenfield land. • The site is 0.54 ha in size and is proposed for 10 (net) dwellings. • The site is located to the west of the B2104 (North Street), to the north of Lower Horsebridge. To the north, west and east is open countryside, whilst to the south is the largely linear settlement of Lower Horsebridge that is largely linear development along the A271. To the south of the site is SHELAA site 428/3100, which now has planning permission for residential development (not yet under construction), with access from the B2104. There is some small-scale residential development to the east of the B2104 that includes Hellingly Primary School and Hellingly cemetery. • 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. • Lower Horsebridge is classed as a sustainable settlement (Type 4 settlement) within the settlement hierarchy and has some services and facilities locally. However, a development of this scale is still likely to result in an increase in car use to reach Hailsham specifically, increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some extent. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1145/3100 Name: Woods Corner, North Street, Lower Horsebridge
		S	M	L	Overall	Commentary
						to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site is partly greenfield currently and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • 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 entire site is in Flood Zone 1, which is suitable for development, but there is a potential risk of groundwater flooding at the site. • The site has no risk of surface water flooding. • The site is wholly within an area of groundwater concern so there is some potential groundwater flood risk, however this is difficult to predict. Further investigation would be required if development came forward. • The impact is considered uncertain at this time.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • The site does not contain watercourses. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1145/3100 Name: Woods Corner, North Street, Lower Horsebridge
		S	M	L	Overall	Commentary
						• Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site comprises some greenfield and brownfield land but was classified largely within the Agricultural Land Classification survey as 3a agricultural land. However, the existing use of the site is non-agricultural, so this land has already been lost in in part to residential use and other outbuildings. • The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Given that the land is already partly with residential use, the impact on the soil will be more limited and the development of this land is considered to have no significant effect.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1145/3100 Name: Woods Corner, North Street, Lower Horsebridge
		S	M	L	Overall	Commentary
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area, which is classed as being on the fringe of a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposed use for housing in this location and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is semi-rural in character and setting, although the southern and western edge of the site will adjoin residential development permitted at SHELAA Site 428/3100, which will make this site appear more urbanised in the future. • There are some mature hedgerows and trees on the boundaries of the site, which provide wildlife corridors and stepping stones to the wider countryside. Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site. • The trees and hedgerows contribute towards the green infrastructure network of the site as well as to the wider greenfield network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1145/3100 Name: Woods Corner, North Street, Lower Horsebridge
		S	M	L	Overall	Commentary
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). The site does lie to the west of a Biodiversity Opportunity Area (BOA). • There is no ancient woodland or priority habitats within or neighbouring the site. • The partial greenfield nature of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows to create access), although it is unclear of the site's ecological value, given the buildings already in place. Further studies would be required to establish this. • However, the appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor negative in the short term but will very likely become minor positive in the medium to long term as any mitigation measures become established.
SO10	LANDSCAPE & TOWNSCAPE					• The site is assessed as having a low to moderate sensitivity to residential development due to the existing development on site and planned development along the B2104 (North Street). Housing development should have a limited impact on the wider landscape, provided additional landscape buffering is provided on site, particularly along the northern boundary. • It is also acknowledged that it would easily be possible to integrate new residential development with SHELAA site to the south and west (reference 428/3100) and the impact on the landscape would be limited.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1145/3100 Name: Woods Corner, North Street, Lower Horsebridge
		S	M	L	Overall	Commentary
						• Given the above, and providing additional landscape buffering is provided on site, particularly along the northern boundary, the development of the site is expected to have no significant effect on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There are no listed buildings within the site or within close proximity. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have no significant effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is an existing vehicular access to the site that serves the dwelling. The site could upgrade the existing vehicular access along the B2104 (North Street). The Local Highway Authority would need to be consulted to determine whether an upgraded vehicular access would be able to accommodate the growth anticipated. • There are no public rights of way affected by the proposed development. There are also footways along either side of the North Street that lead to the village. • The nearest train station is at Polegate, approximately 4.8 miles south of the site and the only reasonable access to the station is via private motor vehicle. • There are bus stops within walking distance on North Street, which would be accessible to residents within the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1145/3100 Name: Woods Corner, North Street, Lower Horsebridge
		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. • Whilst the site is located adjacent sustainable public transport options and is located at the edge of the sustainable settlement of Lower Horsebridge, the effect on SA Objective is currently considered uncertain at this stage given that is 'unknown' whether a suitable vehicular access can be achieved to the site.
SO14	HOUSING					• The proposed development of 10 (net) dwellings will contribute in a minor way to the Council's housing need. This will be further enhanced by the provision of affordable homes, Lifetime homes and/or self-build/custom homes, but specific details are lacking. • Therefore, minor positive effects are expected on this SA Objective.
SO15	HEALTH & WELLBEING					• The nearest health services (GP, dentists, pharmacy) are in Hailsham, approximately 1.8 miles to the southeast of the site. The nearest hospital is in Eastbourne, approximately 7.8 miles to the south. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Hailsham (Freedom Leisure Centre). These are accessible by public transport as the site has a regular bus service (numerous services 7 days a week). • A new community sports hub is planned on land within Hellingly Parish at Lower Horsebridge which would bring sports facilities in close proximity (walking distance) of the site. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that the existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services,

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1145/3100 Name: Woods Corner, North Street, Lower Horsebridge
		S	M	L	Overall	Commentary
						the effects on this SA Objective are likely to be minor negative in the short-term but uncertain in the medium to longer term, depending on the expansion of the existing health sector.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development 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 in reasonably close proximity to the services and facilities in Hailsham, together with public transport, so future residents would have good access to the town

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1145/3100 Name: Woods Corner, North Street, Lower Horsebridge
		S	M	L	Overall	Commentary
						centre. The development may also support existing commercial uses within Lower Horsebridge. • The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. It would also place future residents within Lower Horsebridge, thereby supporting existing services and facilities there. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential for local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is the Hellingly Community Primary School, to the north and east of the site and can be accessed via pedestrian footpaths. It sits 200 metres to the north of the site. • Further primary, secondary and college provision is located within Hailsham to the southeast. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within and around Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process. • The impact is likely to be minor positive in the short term in regard to skills and training in construction; however, given the size of the site, there may be some degree of pressure on school place provision which would need to be investigated. Therefore, the effects over the longer term are uncertain at this time.

SUMMARY OF RESULTS:	Site No: 1145/3100 Name: Woods Corner, North Street, Lower Horsebridge																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Lower Horsebridge is classed as a sustainable settlement as it is considered to be a secondary village within the Council's settlement hierarchy, which has some access to services and facilities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the site's vehicular access capabilities and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in some minor pressures on infrastructure, built and natural.
Summary	**Major positive effects:** **None**

	Minor positive effects: SO9 Biodiversity; SO14 Housing As Local Plan policies are implemented for biodiversity mitigation methods, there is potential for biodiversity net gain at this site to be achieved. The site has potential to provide specialist forms of the housing alongside market housing, the impact on this SA Objective is expected to be a minor positive if the site is brought forward and makes a positive contribution to meeting the district's housing needs. **Minor negative effects: SO1 Climate Change; SO6 Waste; SO7 Pollution** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate, to some extent, any negative impacts. **Major negative effects: None** **No significant effect: SO5 Soil, Land and Minerals; SO10 Landscape and Townscape; SO11 Historic and Cultural Heritage; SO18 Economy and Employment and SO19 Town & Village Centres** The scale of the development and the proposed land uses mean no significant effect on these SA Objectives. The site is not affected by any heritage assets within close proximity to the site and it is not considered that development site would have any significant effect on the landscape. **Uncertain effects**: For the remaining SA Objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 10 (net) dwellings. Given the findings of the evidence base and SA it is considered that the site would be appropriate for up to 15 (net) dwellings and has been proposed for allocation on this basis. The site is within close proximity to local services, amenities and public transport and is therefore in a sustainable location for new development subject to a vehicular access and any highways improvements that may be required. Housing development should have a limited impact on the wider landscape, as long as additional landscape buffering is provided on site, particularly along the northern boundary.

SHELAA Ref: 1159/3090

SITE: Land Behind Coldharbour Farm Cottages, Coldharbour Road, Lower Dicker

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1159/3090 Name: Land behind Coldharbour Farm Cottages, Coldharbour Road, Lower Dicker
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently in equestrian use land (greenfield) but does have a sandschool and stabling. • The site owners propose to erect 18-22 (net) dwellings on site and the site is 0.95 ha in land take. • The site is detached from Lower Dicker and is surrounded by open farmland and scattered houses and farmsteads along Coldharbour Road to the southwest and northeast. The Coldhabour Road contains linear development along its frontage, although this is largely on the opposite side of the site near to the junction with the A22. • 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. • Lower Dicker is not classed as a sustainable within the settlement hierarchy and lacks significant services and facilities and so any development is likely to result in an increase in car use to reach Hailsham, increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some extent. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1159/3090 Name: Land behind Coldharbour Farm Cottages, Coldharbour Road, Lower Dicker
		S	M	L	Overall	Commentary
SO2	CLIMATE CHANGE ADAPTATION					• Developing this site will introduce hard standing and structures on greenfield land, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site is in Flood Zone 1, which is suitable for development and there is no risk of surface water flooding. • The site is not located within an area of groundwater concern. • Given the above, the impact on this SA Objective is considered a minor positive.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or within close proximity to the site. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1159/3090 Name: Land behind Coldharbour Farm Cottages, Coldharbour Road, Lower Dicker
		S	M	L	Overall	Commentary
						acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is greenfield equestrian land and has not been classified within the Agricultural Land Classification survey. • The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO_2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area, which is classed as being in a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1159/3090 Name: Land behind Coldharbour Farm Cottages, Coldharbour Road, Lower Dicker
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposed use for housing in this location and the resultant air pollution arising from the use of motorised forms of transport, as well as the impact on light pollution, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of greenfield land. The site is rural in character and setting. • Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site does not contain any designated sites and is not in close proximity to any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • There is no ancient woodland or Priority Habitats within the site, or in close proximity to the site. • The greenfield nature of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows to create access), although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1159/3090 Name: Land behind Coldharbour Farm Cottages, Coldharbour Road, Lower Dicker
		S	M	L	Overall	Commentary
						woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor negative in the short term but will become minor positive in the medium to long term as any mitigation measures become established.
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies in a semi-rural location and the development of new homes at this scale would be out of keeping with the surrounding land uses that largely contains limited residential and commercial units along Cold Harbour Road in a linear form. • The site is considered to be of low to moderate sensitivity within the Council's landscape evidence base primarily due to the influence of existing equestrian development on site and neighbouring land uses at Lower Dicker. The site does however retain a rural character and the eastern and southern parts of the site are more open in character, which increases sensitivity. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices, although it is clear that the retention of existing hedgerows and trees on site would help screen development in this location. • Due to the lack of a detailed scheme for the site and the likelihood that landscape mitigation could be implemented, the effect on this SA Objective is considered to be uncertain at this time.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area, but there is a listed building in very close proximity to the site to the southeast (named Hatches Farmhouse). The development of this site is likely to have negative impact on the setting of this heritage asset. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1159/3090 Name: Land behind Coldharbour Farm Cottages, Coldharbour Road, Lower Dicker
		S	M	L	Overall	Commentary
						• Therefore, it is s considered that the impact on the listed building or its setting from development of this site would be detrimental and would result in a minor negative impact at this stage without further investigation.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is currently a limited existing vehicular access to Coldharbour Road from the site that would not be suitable for the development proposed. There is the potential for a new vehicular access to be created on to Coldharbour Road but this would involve hedgerow clearance and suitable visibility splays being achieved. Further off-site works or traffic management measures may also be required, and a full transport assessment would be needed. • There is currently no existing pedestrian access to the site as there is no pavement along this part of Coldharbour Road and no access for cycle use either. There could be potential for a pavement along one side of Coldharbour Road and there are grass verges alongside the road, however this may involve third party land and is therefore unlikely. • The nearest train station is at Berwick, approx. 3.6 miles south of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stop is in Lower Dicker to the north of the site along the A22, albeit there is no pedestrian connectivity to the bus stop currently. • There is no PRoW within the site or adjacent to it. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1159/3090 Name: Land behind Coldharbour Farm Cottages, Coldharbour Road, Lower Dicker
		S	M	L	Overall	Commentary
						• The impact is considered uncertain at this stage given that the transport measures are 'unknown'.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, the site promoter has identified that the site could deliver between 18 and 22 (net) dwellings. • Due to the size of the developable area of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services (GP, dentists, pharmacy) are in Hailsham, approx. 2.4 miles to the east of the site. The nearest hospital is in Eastbourne, approx. 7.9 miles to the south-east. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Hailsham (Freedom Leisure Centre) although these are only realistically accessible via bus along the A22 or through the private motor vehicle. • A new community sports hub is planned on land within Hellingly Parish at Lower Horsebridge which would bring sports facilities within approx. 1 mile of the site, although access would likely be by private car due to pedestrian connectivity in this area. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services,

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1159/3090 Name: Land behind Coldharbour Farm Cottages, Coldharbour Road, Lower Dicker
		S	M	L	Overall	Commentary
						the effects on this SA Objective are likely to be minor negative in the short term but uncertain in the longer term, depending on the construction of a health hub and sports hub.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1159/3090 Name: Land behind Coldharbour Farm Cottages, Coldharbour Road, Lower Dicker
		S	M	L	Overall	Commentary
						• The site is in reasonably close proximity to the services and facilities in Hailsham, together with public transport, so future residents would have good access to the town centre. • The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential for local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is the Hellingly Community Primary School, to the northeast of the site, but this cannot be accessed through pedestrian footways. • Further primary, secondary and college provision is located within Hailsham to the southeast. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within and around Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however given the size of the site, there may be some degree of pressure on school place provision which would need to be investigated. Therefore, the effects over the longer term are uncertain at this time.

SUMMARY OF RESULTS:	Site No: 1159/3090	Name: Land behind Coldharbour Farm Cottages, Coldharbour Road, Lower Dicker																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission but does have an appeal for or the development of 3 or 4 house under the Permission in Principle (PIP) that has yet to be determined. It is however within an area where there is potential for large scale development (SHELAA Site 825/1310 and other land known as 'West of Hailsham') which it sits adjacent to, as well as a number of other sites within and around Lower Dicker itself. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is

	acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor positive effects: SO3 Flood Risk; SO9 Biodiversity; SO14 Housing** The site promotor has proposed a residential development within the site, of between 18 and 22 (net) dwellings, which would make a positive contribution to the district's housing needs. However, the details are lacking as to any affordable housing provision etc. The site is also not at risk from either fluvial or surface water flooding according to the Council's SFRA. Additionally, as the Local Plan policies are implemented for biodiversity mitigation methods there is potential for biodiversity net gain to be achieved on site. **Minor negative effects: SO1 Climate Change; SO6 Waste; SO7 Pollution; SO11 Historic and Cultural Heritage** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate, to some extent, any negative impacts. The site also sits adjacent to a listed building to the south of the site and development is likely to have a negative impact on the setting of this heritage asset. **Major negative effects: None** **No significant effect: SO18 Economy and Employment and SO19 Town & Village Centres** The scale of the development, existing service provision and the site's location mean no significant effect on these SA Objectives. **Uncertain effects**: For the remaining SA Objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has not been taken forward to allocation. The site is isolated and detached from Lower Dicker, an unsustainable settlement according to the settlement hierarchy, and does not relate well to any other sustainable settlement. The site has poor access to services and facilities and any future residents of this site would need to travel to Hailsham and further afield, via either public transport or private car, to access these. The site lies outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden, as a whole, as it is isolated from any sustainable settlement. It is known that if SHELAA 825/1310 came forward with those associated facilities, then this may change the status of the site.

	There are also negative effects in relation to heritage in this location, which would require significant mitigation, which may not be possible.