Appendix A11p Parish: Herstmonceux

SHELAA Ref: 069/2090

SITE: Land at Lime Park (Opposite Herstmonceux Recreational ground), Herstmonceux

SUSTAINABILITY OBJECTIVE		Effects				Site No: 069/2090 Name: Land at Lime Park (Opposite Herstmonceux Recreational ground), Herstmonceux
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is formed of agricultural fields at the south eastern edge of Herstmonceux. • The site is 5.7ha in size and the applicant has proposed that up to 265 (net) dwellings could be provided on site, inclusive of 35% affordable housing. • The nearest bus stops lies approximately 100m to the west of the site on Hailsham Road (A271) and these can be accessed via existing footpaths. The nearest Station is Pevensey Bay, which lies approximately 8km to the south of the site. The train station is a significant distance from the site and would rely on the private car to access this form of sustainable transport. • 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. • Herstmonceux is classified as a sustainable settlement within the Settlement Hierarchy and contains the services and facilities required to support development. The bus service within the settlement offer a frequent and sustainable mode of transport for people to access higher order settlements with more services and facilities. • The site complies with the overall Spatial Strategy for the district. It is located adjacent a sustainable settlement, albeit one that lies outside of the administrative boundaries for the District. • Given the significant size of the proposed development, there will be an increase in car use to reach other settlements increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards.

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						• Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 and is not at risk of surface water flooding as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. the site passes the sequential test in terms of flood risk. • The site is formed of greenfield land and development of the site would introduce large areas of impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 and is not at risk of surface water flooding as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site passes the sequential test in terms of flood risk and the proposed use for residential development is appropriate in terms of flood risk. • The site is not at risk of groundwater flooding. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies.

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						• Given the site is not at risk of fluvial or surface water flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity. Therefore, potential for water pollution is minimal. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Given the size of the site, and the proposed quantum of development for the site, it is considered that the impact on this SA Objective is uncertain at this time. It is likely that any negative impacts could be mitigated through good design and compliance with local plan policies in terms of water usage.
SO5	SOIL, LAND & MINERALS					• The site is not classified under the Agricultural Land Classification (ALC). • The site is not safeguarded for minerals or waste operations. • The site is greenfield land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 069/2090 Name: Land at Lime Park (Opposite Herstmonceux Recreational ground), Herstmonceux
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						• Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is within an area of the district classed by CPREs light pollution mapping as being 'lighter. Given the quantum of development that is proposed, significant levels of light pollution are likely to be introduced. • There are currently no issues with air quality within the district. There are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future 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, however any negative effects are likely to be in the short to medium term as well. The nearest bus stops lies approximately 100m to the west of the site on Hailsham Road (A271) and these can be accessed via existing footpaths. A frequent hourly bus service 6 days a week (Mon – Sat) with journey times to Hailsham of approx. 14 mins. Passengers can also access Polegate Station, Eastbourne Hospital and Eastbourne town centre via this service (the Stagecoach number 98). This allows access to secondary schools in Hailsham and Eastbourne as well as train services at Polegate. Passengers can also travel to Tunbridge Wells by catching the number 51 or 51 X from Hailsham (total journey time approx. 57 mins) • The nearest Station is Pevensey Bay, which lies approximately 8km to the south of the site. This offers a frequent rail service to Hastings and to Eastbourne, where connections

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						then can also be made to Brighton and London. The train station is a significant distance from the site and would rely on the private car to access this form of sustainable transport. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Given the size of the site it is likely to result in a significant number of additional cars on the road despite the sites good public transport options and close proximity to Herstmonceux. Therefore, minor negative effects are expected on this SA objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant local plan policies.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are extensive trees and hedgerows located along the sites boundaries, which connect to the countryside that surrounds the site to the west and south. These features provide excellent wildlife corridors and stepping stones to the wider area. • There is limited vegetation within the site. • The site is bounded by ancient woodland to the north west (Lime Wood) which is also classified as priority habitat deciduous woodland. A number of trees within this parcel of woodland are protected by group TPO NO 42, 198. A minimum 15m to this would be required. • Development would need to seek to retain and enhance the existing hedgerows and trees within the site and along its boundaries of the site to maintain and enhance the green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact is considered to be uncertain at this time as much will depend on the implementation of a suitable landscape scheme.

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SO9	BIODIVERSITY					• The site is not within a Biodiversity Opportunity Area (BOA). • There are extensive trees and hedgerows located along the site boundaries. A parcel of ancient woodland lies adjacent the sites western boundary which is also classified as a priority habitat. • The site is very likely to have some degree of biodiversity value, and this may be significant in parts. This would need to be investigated as part of development and appropriate mitigation provided. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees and located along site boundaries as they are likely to have biodiversity value. • Other policies within the Local Plan will address matters of the retention, protection and creation biodiversity, and any development will need to be in compliance with the relevant policies. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • Other policies within the Local Plan will address matters of the retention, protection and creation of habitats and biodiversity, and any development will need to be in compliance with the relevant policies. • No detailed scheme for the site has been put forward as of yet and so the effects on this SA Objective are considered to be uncertain at this time
SO10	LANDSCAPE & TOWNSCAPE					• Whilst the site is located in close proximity to Herstmonceux, the site is severed from the built form of the settlement by the Public Right of Way that forms the sites northern boundary and the parcel of ancient woodland to the west. • The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity to residential development. The development of the site would not relate well to the form and structure of the village and would have a detrimental impact on the appearance of this attractive landscape. The topography of the site means that elements of the site (particularly in the southeast) are in an elevated position and exposed within the wider landscape. The site occupies a prominent location within the wider landscape and is very open, with long views south towards the South Downs National Park. This

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						site is seen in a different context to the permitted site north eastwards due to its south facing slope. • The impact is considered to be a major negative as the site is severed from the existing built form of Herstmonceux by its topography and would result in development that is significantly out of character with the surrounding area and would have a detrimental impact upon the countryside to the south that could not be mitigated.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a Conservation Area and there are no listed buildings either within the site or in proximity of the site. • The site is not located within an Archaeological Notification Area (ANA). • Therefore, it is considered there would be no significant effect on this SA Objective due to the lack of historic and cultural features within the site or within close proximity.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The development of the site will result in an increase in traffic during construction, however any negative effects are likely to be in the short to medium term as well. The nearest bus stops lies approximately 100m to the west of the site on Hailsham Road (A271) and these can be accessed via existing footpaths. A frequent hourly bus service 6 days a week (Mon – Sat) with journey times to Hailsham of approx. 14 mins. Passengers can also access Polegate Station, Eastbourne Hospital and Eastbourne town centre via this service (the Stagecoach number 98). This allows access to secondary schools in Hailsham and Eastbourne as well as train services at Polegate. Passengers can also travel to Tunbridge Wells by catching the number 51 or 51 X from Hailsham (total journey time approx. 57 mins)

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						• The nearest Station is Pevensey Bay, which lies approximately 8km to the south of the site. This offers a frequent rail service to Hastings and to Eastbourne, where connections then can also be made to Brighton and London. The train station is a significant distance from the site and would rely on the private car to access this form of sustainable transport. • Herstmonceux Footpath 26a travels north to south through the eastern part of the site. This would require retention and enhancement. • The current track that provides vehicular access to the site from Hailsham Road (A267) and Chapel Row (Road) is unsuitable to serve further development and would require significant upgrading. The track cannot be widened in this location due to the presence of woodland, existing development to the west and Herstmonceux Recreation Ground to the north. The site may be able to achieve a vehicular access to the site via the land to the north east (040/2090), however, this would require the revision of the scheme approved under 70 net dwellings under planning reference WD/2018/1584/RM. • The impact on this SA Objective would be considered a minor positive effect given the proximity of the site to a sustainable settlement. However, it is not yet clear whether a suitable vehicular access can be provided to the site and the effect on this SA Objective is considered to be uncertain.
SO14	HOUSING					• The proposed development of this site for residential has the potential to significantly contribute to the district's identified housing need and is located adjacent a sustainable settlement (Herstmonceux). • There are no details as to the quantum or mix (affordable, market, Lifetime homes etc.) of housing that could be delivered on the site. • However, it is promoted for residential development, and this will contribute to the district's identified housing within a sustainable settlement and with access to sustainable transport. • 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.

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SO15	HEALTH & WELLBEING					• The nearest health services are located in Herstmonceux, which is accessible via pedestrian footpaths and is located approximately 150m to the southwest of the site. • There is currently no Information from East Sussex County Council as to whether local healthcare provision and capacity is currently adequate to meet the needs of new development in this area. • The Wealden Open Space Assessment (2022) finds that there is currently no significant deficit in open space provision within Herstmonceux Parish in terms of quantity or accessibility, however the priority is to enhance lower quality sites (Herstmonceux Recreation Ground and Queens Road AGS). • The site is not proposing any health and wellbeing facilities or improvements to open space provision, however given the proposed scale of development contributions to provision/improvements may be achievable. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • Given that the site is in close proximity of health services and that the scale of development is likely to mean some degree of contributions towards and health and wellbeing improvements could be achieved, the effect is considered to be minor positive
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • 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.

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						• 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 proposing retail space as part of the development, however, no further details have been provided as to the quantum of this. • Other policies within the Local Plan will deal specifically with town and village centres and their viability and vitality. • Given that future residents of the site would be in close proximity and with sustainable access to the services and facilities within Herstmonceux (provided vehicular and pedestrian connectivity into the site can be achieved), this will help support the vitality and viability of the services within Herstmonceux. Therefore, minor positive effects are expected on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is Herstmonceux Church of England Primary School, located approximately 150 to the north of the site. This is accessible by pedestrian footpaths and public transport. • The nearest secondary schools, as well as a college, are in Hailsham, approx. 5km to the south west of the site and are accessible by a frequent bus service. • There is currently no Information from East Sussex County Council, as the education provider for state schools, which indicates whether local educational provision and capacity is currently adequate to meet the needs of new development in this area.

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						• 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 effects on this SA Objective are currently uncertain, given the lack of information available from East Sussex County Council.	

SUMMARY OF RESULTS:	Site No: 069/2090	Name: Land at Lime Park (Opposite Herstmonceux Recreational ground), Herstmonceux																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport

	• Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Herstmonceux is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in Herstmonceux. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO14 Housing** Given the size of the site and its potential to provide specialist forms of the housing alongside market housing, the impact on this SA Objective is expected to be a major positive if the site is brought forward and makes a positive contribution to meeting the district's housing needs. **Minor Positive effects: SO3 Flood Risk; SO15 Health & Wellbeing and SO19 Town & Village Centres** •Given the site is not at risk of fluvial or surface water flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes. 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. Given that future residents of the site would be in close proximity and with sustainable access to the services and facilities within Herstmonceux (provided vehicular and pedestrian connectivity into the site can be achieved), this will help support the vitality and viability of the services within Herstmonceux. Therefore, minor positive effects are expected on this SA Objective. **Major negative effects: SO10 Landscape & Townscape** The impact is considered to be a major negative as the site is severed from the existing built form of Herstmonceux and would result in development that is significantly out of character with the surrounding area and would have a detrimental impact upon the countryside to the south that could not be mitigated. **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste; SO7 Pollution**

	All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Given the size of the site it is likely to result in a significant number of additional cars on the road despite the sites good public transport options and close proximity to Herstmonceux. Therefore, minor negative effects are expected on this SA objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant local plan policies. **No significant effect: SO11 Historic & Cultural Heritage and SO18 Economy & Employment** It is considered there would be no significant effect on this SA Objective due to the lack of historic and cultural features within the site or within close proximity. The site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO13 Sustainable Travel & Accessibility; SO16 Quality of Life & Place; SO17 Social Deprivation and SO20 Education & Skills** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation. The site is severed from the existing built form of Herstmonceux by its topography and would result in development that is significantly out of character with the surrounding area and would have a detrimental impact upon the landscape to the south that could not be mitigated. The development of the site would not relate well to the form and structure of the village and would have a detrimental impact on the appearance of this attractive landscape. There are also concerns that the site would not be able to achieve a suitable vehicular access to the site, however, further evidence would be required to assess this. Given the above issues, the site is not taken forward for allocation.

SHELAA Ref: 071/2090 **SITE:** Land at Chapel Row, Windmill Hill Road, Herstmonceux

SUSTAINABILITY OBJECTIVE		Effects				Site No: 071/2090 Name: Land at Chapel Row, Windmill Hill Road, Herstmonceux
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is formed of agricultural fields that separate the settlements of Herstmonceux to the west and Windmill to the east. The south west corner of the site is utilised by the farm complex to the south west for storage. • The site is 19.35ha in size and the applicant is seeking to provide 550 (net) dwellings on site. • The nearest bus stops lies approximately 200m to the east of the site on Gardner Street (A271) and these can be accessed via existing footpaths on Gardner Street. The nearest Station is Pevensey Bay, which lies approximately 7.4km to the south of the site. The train station is a significant distance from the site and would rely on the private car to access this form of sustainable transport. • 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. • Herstmonceux to the west is classified as a sustainable settlement within the Settlement Hierarchy and contains the services and facilities required to support development. The bus service within the settlement offer a frequent and sustainable mode of transport for people to access higher order settlements with more services and facilities. • The site complies with the overall Spatial Strategy for the district. It is located adjacent a sustainable settlement, albeit one that lies outside of the administrative boundaries for the District. • Given the significant size of the proposed development, there will be an increase in car use to reach other settlements increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 071/2090 Name: Land at Chapel Row, Windmill Hill Road, Herstmonceux
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 and is not at risk of surface water flooding as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. the site passes the sequential test in terms of flood risk. • The site is formed predominantly of greenfield land and development of the site would introduce large areas of impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 and is not at risk of surface water flooding as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site passes the sequential test in terms of flood risk and the proposed use for residential development is appropriate in terms of flood risk. • The southeastern part of the site lies within area of groundwater concern and therefore may be at risk of groundwater flooding. Further investigations would be required as part of any development. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 071/2090 Name: Land at Chapel Row, Windmill Hill Road, Herstmonceux
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						• Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial or surface water flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity. Therefore, potential for water pollution is minimal. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Given the size of the site, and the proposed quantum of development for the site, it is considered that the impact on this SA Objective is uncertain at this time. It is likely that any negative impacts could be mitigated through good design and compliance with local plan policies in terms of water usage.
SO5	SOIL, LAND & MINERALS					• The site is not classified under the Agricultural Land Classification (ALC). • The site is not safeguarded for minerals or waste operations. • The site is greenfield land. • The southwestern part of the site has been used for the storage of materials associated with the farm buildings to the south. It is considered possible that some contamination may be present that requires remediation. Further investigation would be required.

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						• Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is within an area of the district classed by CPREs light pollution mapping as being 'darker'. Given the quantum of development that is proposed, significant levels of light pollution are likely to be introduced. • There are currently no issues with air quality within the district. There are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future 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, however any negative effects are likely to be in the short to medium term as well. • The nearest bus stops lies approximately 200m to the east of the site on Gardner Street (A271) and these can be accessed via existing footpaths on Gardner Street. a frequent hourly bus service 6 days a week (Mon – Sat) with journey times to Hailsham of approx.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 071/2090 Name: Land at Chapel Row, Windmill Hill Road, Herstmonceux
		S	M	L	Overall	Commentary
						14 mins. Passengers can also access Polegate Station, Eastbourne Hospital and Eastbourne town centre via this service (the Stagecoach number 98). This allows access to secondary schools in Hailsham and Eastbourne as well as train services at Polegate. Passengers can also travel to Tunbridge Wells by catching the number 51 or 51 X from Hailsham (total journey time approx. 57 mins) • The nearest Station is Pevensey Bay, which lies approximately 7.4km to the south of the site. This offers a frequent rail service to Hastings and to Eastbourne, where connections then can also be made to Brighton and London. The train station is a significant distance from the site and would rely on the private car to access this form of sustainable transport. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Given the size of the site it is likely to result in a significant number of additional cars on the road despite the sites good public transport options and close proximity to Herstmonceux. Therefore, minor negative effects are expected on this SA objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant local plan policies.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are extensive trees and hedgerows located along the site boundaries and along the field boundaries within the site. These connect to the countryside that surrounds the site to the west and south. These features provide excellent wildlife corridors and stepping stones to the wider area. • The site is bounded by ancient woodland to the east (Allfree Wood) which is also classified as priority habitat deciduous woodland. A number of trees within this parcel of woodland are protected by group TPO NO 42, 198. A minimum 15m to this would be required. • Development would need to seek to retain and enhance the existing hedgerows and trees within the site and along its boundaries of the site to maintain and enhance the green infrastructure network.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 071/2090 Name: Land at Chapel Row, Windmill Hill Road, Herstmonceux
		S	M	L	Overall	Commentary
						• Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact is considered to be uncertain at this time as much will depend on the implementation of a suitable landscape scheme.
SO9	BIODIVERSITY					• The site is not within a Biodiversity Opportunity Area (BOA). • There are extensive trees and hedgerows located along the site boundaries and along the field boundaries within the site. A parcel of ancient woodland lies adjacent the sites eastern boundary that is also classified as a priority habitat. • The site is very likely to have some degree of biodiversity value, and this may be significant in parts. This would need to be investigated as part of development and appropriate mitigation provided. • Development of the site would need to seek to retain and enhance the existing hedgerows and located within the site and along its boundaries as they are likely to have biodiversity value. • Other policies within the Local Plan will address matters of the retention, protection and creation biodiversity, and any development will need to be in compliance with the relevant policies. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • Other policies within the Local Plan will address matters of the retention, protection and creation of habitats and biodiversity, and any development will need to be in compliance with the relevant policies. • No detailed scheme for the site has been put forward as of yet and so the effects on this SA Objective are considered to be uncertain at this time

SUSTAINABILITY OBJECTIVE		Effects				Site No: 071/2090 Name: Land at Chapel Row, Windmill Hill Road, Herstmonceux
		S	M	L	Overall	Commentary
SO10	LANDSCAPE & TOWNSCAPE					• Whilst the site is located in close proximity to Herstmonceux, the site is severed from the built form of the settlement by Chapel Row (Road) to the west. • The site is located on the edge of the High Weald National Landscape, albeit this is severed from the site by Gardner Street (A271). The site shares some characteristics with the High Weald National Landscape due to the sites undulating character. • The 2023 Landscape Sensitivity Assessment states that the site is of moderate to higher sensitivity to residential development. In terms of topography of the site, the land rises upwards from Gardener Street towards the centre of the site and then falls away significantly towards the farm (and southwards), meaning that residential development in this location would be exposed and detrimental to the landscape. The site has long open views towards to the South Downs National Park and some views to the wooded hills of the High Weald National Landscape to the north which increases sensitivity. • The impact is considered to be a major negative as the site is severed from the existing built form of Herstmonceux and would result in development that is significantly out of character with the surrounding area and would have also have a limited detrimental impact upon High Weald National Landscape. The development of the site would result in the coalescence of Herstmonceux and Windmill, which is an impact that could not be mitigated.
SO11	HISTORIC & CULTURAL HERITAGE					• A number of listed buildings are located adjacent the boundaries of the site, and development may potentially impact their historic setting. This includes five Grade II Listed Buildings (Wisteria Cottage and Primrose Cottage, Rose Cottage, East Lodge, Herstmonceux Congressional Church and Lime End Farmhouse) located within Chapel Row to the west of the site. Development of the site may also impact four Grade II Listed Buildings (Hormes House, Allfrey House, Miller's House and Victoria Lodge and Pope's Farmhouse located to the north east. Development of the site would risk impacting the setting of these listed buildings throughout Ripe, which are in close proximity to the site. • An Archaeological Notification Area (Chapel Row Lime Park) covers a small part of the sites western boundary, and this would require investigation.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 071/2090 Name: Land at Chapel Row, Windmill Hill Road, Herstmonceux
		S	M	L	Overall	Commentary
						• Given the large number of heritage assets in close proximity to the site, the effect is expected to be minor negative, but this could be reduced through suitable mitigation measures.
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 nearest bus stops lies approximately 200m to the east of the site on Gardner Street (A271) and these can be accessed via existing footpaths on Gardner Street. There is a frequent hourly bus service 6 days a week (Mon – Sat) with journey times to Hailsham of approx. 14 mins. Passengers can also access Polegate Station, Eastbourne Hospital and Eastbourne town centre via this service (the Stagecoach number 98). This allows access to secondary schools in Hailsham and Eastbourne as well as train services at Polegate. Passengers can also travel to Tunbridge Wells by catching the number 51 or 51 X from Hailsham (total journey time approx. 57 mins) • The nearest Station is Pevensey Bay, which lies approximately 7.4km to the south of the site. This offers a frequent rail service to Hastings and to Eastbourne, where connections then can also be made to Brighton and London. The train station is a significant distance from the site and would rely on the private car to access this form of sustainable transport. • Herstmonceux Footpaths 31a and 31b crossed north to south through the centre of the site and then continues to the south west corner. Herstmonceux Footpath 2 runs east to west through the western part of the site. These would require retention and enhancement. • The impact on this SA Objective is a minor positive effect given the proximity of the site to the bus stop and a sustainable settlement. Whilst some distance from the site, Pevensey and Westham Railway Station provides a frequent train service.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 071/2090 Name: Land at Chapel Row, Windmill Hill Road, Herstmonceux
		S	M	L	Overall	Commentary
SO14	HOUSING					• The proposed development of this site for residential has the potential to significantly contribute to the district's identified housing need and is located adjacent a sustainable settlement (Herstmonceux). • There are no details as to the quantum or mix (affordable, market, Lifetime homes etc.) of housing that could be delivered on the site. • However, it is promoted for residential development, and this will contribute to the district's identified housing within a sustainable settlement and with access to sustainable transport. • 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 nearest health services are located in Herstmonceux, which is accessible via pedestrian footpaths and is located approximately 750m to the west of the site. • The Wealden Open Space Assessment (2022) finds that there is currently no significant deficit in open space provision within Herstmonceux Parish in terms of quantity or accessibility, however the priority is to enhance lower quality sites (Herstmonceux Recreation Ground and Queens Road AGS). • There is currently no Information from East Sussex County Council as to whether local healthcare provision and capacity is currently adequate to meet the needs of new development in this area. • The site is not proposing any health and wellbeing facilities or improvements to open space provision, however given the proposed scale of development contributions to provision/improvements may be achievable. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • 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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 071/2090 Name: Land at Chapel Row, Windmill Hill Road, Herstmonceux
		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. • Given the scale of the proposal, it is considered there will be the potential for significant provision of affordable housing, custom and self-build homes and play space contributions as well. • 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 proposing retail space as part of the development, however, no further details have been provided as to the quantum of this. • Other policies within the Local Plan will deal specifically with town and village centres and their viability and vitality. • Given that future residents of the site would be in close proximity and with sustainable access to the services and facilities within Herstmonceux (provided vehicular and pedestrian connectivity into the site can be achieved), this will help support the vitality

SUSTAINABILITY OBJECTIVE		Effects				Site No: 071/2090 Name: Land at Chapel Row, Windmill Hill Road, Herstmonceux
		S	M	L	Overall	Commentary
						and viability of the services within Herstmonceux. Therefore, minor positive effects are expected on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is Herstmonceux Church of England Primary School, located approximately 500m to the west of the site. This is accessible by pedestrian footpaths. • The nearest secondary schools, as well as a college, are in Hailsham, approx. 5km to the south west of the site and are accessible by a frequent bus service. • There is currently no Information from East Sussex County Council, as the education provider for state schools, which indicates whether 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 effects on this SA Objective are currently uncertain.

SUMMARY OF RESULTS:	Site No: 071/2090	Name: Land at Chapel Row, Windmill Hill Road, Herstmonceux																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport

	• Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Herstmonceux is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in Herstmonceux. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO14 Housing** Given the size of the site and its potential to provide specialist forms of the housing alongside market housing, the impact on this SA Objective is expected to be a major positive if the site is brought forward and makes a positive contribution to meeting the district's housing needs. **Minor Positive effects: SO3 Flood Risk; SO13 Sustainable Travel & Accessibility; SO15 Health & Wellbeing and SO19 Town & Village Centres** Given the site is not at risk of fluvial or surface water flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes. The impact on this SA Objective is a minor positive effect given the proximity of the site to the bus stop and a sustainable settlement. Whilst some distance from the site, Pevensey and Westham Railway Station provides a frequent train service. 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. Given that future residents of the site would be in close proximity and with sustainable access to the services and facilities within Herstmonceux (provided vehicular and pedestrian connectivity into the site can be achieved), this will help support the vitality and viability of the services within Herstmonceux. Therefore, minor positive effects are expected on this SA Objective. **Major negative effects: SO10 Landscape & Townscape** The impact is considered to be a major negative as the site is severed from the existing built form of Herstmonceux and would result in development that is significantly out of character with the surrounding area and would have also have an impact upon

	the High Weald National Landscape. The development of the site would result in the coalescence of Herstmonceux and Windmill, which is an impact that could not be mitigated. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO11 Historic & Cultural Heritage SO18 Economy & Employment** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Given the size of the site it is likely to result in a significant number of additional cars on the road despite the sites good public transport options and close proximity to Herstmonceux. Therefore, minor negative effects are expected on this SA objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant local plan policies. Given the large number of heritage assets in close proximity to the site, the effect is expected to be minor negative, but this could be reduced through suitable mitigation measures. 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, in relation to medium- and long-term impacts, the development of the site for housing only would result in the loss of the employment provision within the southern part of the site. This would therefore result in a minor negative in the long term on this SA Objective. **No significant effect: SO18 Economy & Employment** The site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO16 Quality of Life & Place; SO17 Social Deprivation and SO20 Education & Skills** For the remaining objectives, more information is required to determine the effects.

Selected / Rejected for allocation	The site is not taken forward for allocation. The scale of the site and its location means that resulting development would not relate well to the form and structure of the village, would have a detrimental impact on the appearance of this attractive landscape and would close the important landscape gap between Herstmonceux and Windmill Hill of this attractive landscape. Furthermore, the site could result in a detrimental impact upon the Grade II Listed Buildings located along Gardner Street to the north and Chapel Row to the west.

SHELAA Ref: 081/2090 **SITE:** Land at North of James Avenue, Herstmonceux

SUSTAINABILITY OBJECTIVE		Effects				Site No: 081/2090 Name: Land to north of James Avenue, Herstmonceux
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site currently comprises greenfield land in agricultural use. • The whole site is 1.21ha in size, but the applicant has not proposed how many dwellings will be provided on site. The applicant has proposed that both market and affordable housing could be provided. • The southern part of the site has planning permission for 4 (net) dwellings. • The nearest bus stops lies approximately 300m to the south east of the site on Gardner Street (A271) and these can be accessed via existing footpaths. The nearest Station is Pevensey Bay, which lies approximately 8.3km to the south of the site. The train station is a significant distance from the site and would rely on the private car to access this form of sustainable transport. • Herstmonceux is classified as a sustainable settlement within the Settlement Hierarchy and contains the services and facilities required to support development. The bus service within the settlement offer a frequent and sustainable mode of transport for people to access higher order settlements with more services and facilities. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement. • However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Hailsham, Eastbourne). This could increase emissions, although mitigation measures such as EV charging infrastructure could address this. • 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. • The effect on this SA Objective is considered to be minor negative as despite mitigation measures, residual emissions are likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 and is not at risk of surface water flooding as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 081/2090 Name: Land to north of James Avenue, Herstmonceux
		S	M	L	Overall	Commentary
						• The site therefore passes the sequential test in terms of flood risk. • Development of the site would introduce impermeable surfaces which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • The planning permission for the southern part of this site was not provided with a Flood Risk Assessment as part of the planning application. • The planning permission for the southern part of the site conditions the need for full details for the incorporation of water and efficiency measures, promotion of renewable energy and sustainable constructions to be submitted for approval prior to the commencement of development. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 and is not at risk of surface water flooding as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. The site passes the sequential test in terms of flood risk (with mitigation for surface water flooding) and the proposed use for residential development is appropriate in terms of flood risk. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • The development granted permission for the southern part does not set out what SuDS measures are to be used on site. • Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be minor positive over all timeframes.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 081/2090 Name: Land to north of James Avenue, Herstmonceux
		S	M	L	Overall	Commentary
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. • There are no watercourses within or in 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. • Given the size of the site, and the proposed quantum of development for the site, it is considered that the impact on this SA Objective is uncertain at this time. It is likely that any negative impacts could be mitigated through good design and compliance with local plan policies in terms of water usage.
SO5	SOIL, LAND & MINERALS					• The site is agricultural land but is not classified under the Agricultural Land Classification system. • 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. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 081/2090 Name: Land to north of James Avenue, Herstmonceux
		S	M	L	Overall	Commentary
						• Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• The scale of development proposed for the site is unlikely to bring significant light pollution to the area and mitigation measures and Local Plan policies could lessen some negative impacts. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The nearest bus stops lies approximately 300m to the south east of the site on Gardner Street (A271) and these can be accessed via existing footpaths. The nearest Station is Pevensey Bay, which lies approximately 8.3km to the south of the site. The train station is a significant distance from the site and would rely on the private car to access this form of sustainable transport. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative in the short to medium term due to potential air pollution and construction work and traffic but no significant effect in the longer term and overall, as the site is within close proximity to public transport options and Herstmonceux, helping to reduce air pollution from travel.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 081/2090 Name: Land to north of James Avenue, Herstmonceux
		S	M	L	Overall	Commentary
SO8	GREEN & BLUE INFRASTRUCTURE					• There are significant trees and hedgerows located along the sites boundaries and these provide excellent wildlife corridors and stepping stones to the wider area. There is limited vegetation located within the site. • The planning permission for the southern part of the site has indicative layouts showing significant tree planting and planning conditions require development to comply with the approved landscaping plan. This could be applied to the whole of the site. • Development of the whole site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries to maintain and enhance the green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact is considered to be uncertain at this time as much will depend on the implementation of a suitable landscape scheme.
SO9	BIODIVERSITY					• The site does not lie within a Biodiversity Opportunity Area (BOA). • There are no designated biodiversity sites within the site or in proximity to the site. • There are no priority habitats within the site or in proximity to the site. • There are no irreplaceable habitats within the site or in proximity to the site. • There are significant trees and hedgerows located along the site boundaries which provide good wildlife corridors and stepping stones to the wider area. Development would need to seek to retain and enhance these features. • The planning permission for the southern part of the site has an accompany landscape and biodiversity plan that indicates that sets out enhancement and mitigation measures required that are secured via planning condition. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 081/2090 Name: Land to north of James Avenue, Herstmonceux
		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, as no detailed scheme for the development of the whole site has been put forward.
SO10	LANDSCAPE & TOWNSCAPE					• The site lies on the northern edge of Herstmonceux, and residential development is characterised by both estate and linear roadside development. The height of dwellings is a mixture of 1, 1.5 and 2 storeys, with relatively high density of development. • The planning permission for the southern part of the site included a full Design Statement profiling how the proposed dwellings were designed to reflect the style of residential dwellings in the surrounding area. The Statement details how the layout of the scheme creates a gradual urban fringe with landscaping designed to respect the Weald and local natural habitat. • The southern part of the site has an extant planning permission and can be well integrated within the built-up settlement of Herstmonceux. The northern part of the site lies within the High Weald National Landscape. • The Landscape Sensitivity Assessment 2023 assesses the site as having moderate to high sensitivity to residential development. The far northern and north eastern portions of the site is located within the High Weald National Landscape and is more exposed within the landscape and therefore more sensitive. There are also long views from James Avenue across the site to the wooded hills of the wider High Weald National Landscape that increases sensitivity. It is considered that the further development of this site (beyond the existing planning permission) would have a detrimental impact upon the landscape that could not be mitigated. • Development will need to comply with the Local Plan policies, which seek to protect and enhance landscape and townscape character and identify appropriate mitigation measures. • The southern part of the site has an extant planning permission and can be well integrated within the built-up settlement of Herstmonceux. Therefore, there is no significant on the SA Objective. However, should development be brought forward on the remaining part of the site without planning permission, the effect on the SA Objective

SUSTAINABILITY OBJECTIVE		Effects				Site No: 081/2090 Name: Land to north of James Avenue, Herstmonceux
		S	M	L	Overall	Commentary
						would be major negative as development have a significant impact upon the High Weald National Landscape setting, which could not be mitigated.
SO11	HISTORIC & CULTURAL HERITAGE					• Two Grade II Listed Building (Meadow Cottage and Appleshaw) lies to the south of the site, adjacent the current vehicular access of the site onto West End (Road). This was not identified as a significant constraint to development on the southern part of the site with planning permission. Therefore, the impact upon this Listed Building via the development of the whole site is considered to be limited. • An Archaeological Notification (ANA) (Gardner Street) lies adjacent the southern boundary of the site. Further investigation may be required; however, it is considered mitigation could negate any adverse effects. • Given the presence of the Listed Building, the impact of this SA Objective is currently uncertain as the applicant has not proposed how this impact could be mitigated as part of any proposal.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The nearest bus stops lies approximately 300m to the southeast of the site on Gardner Street (A271) and these can be accessed via existing footpaths on Gardner Street. There is a frequent hourly bus service 6 days a week (Mon – Sat) with journey times to Hailsham of approx. 14 mins. Passengers can also access Polegate Station, Eastbourne Hospital and Eastbourne town centre via this service (the Stagecoach number 98). This allows access to secondary schools in Hailsham and Eastbourne as well as train services at Polegate. Passengers can also travel to Tunbridge Wells by catching the number 51 or 51 X from Hailsham (total journey time approx. 57 mins)

SUSTAINABILITY OBJECTIVE		Effects				Site No: 081/2090 Name: Land to north of James Avenue, Herstmonceux
		S	M	L	Overall	Commentary
						• The nearest Station is Pevensey Bay, which lies approximately 7.4km to the south of the site. This offers a frequent rail service to Hastings and to Eastbourne, where connections then can also be made to Brighton and London. The train station is a significant distance from the site and would rely on the private car to access this form of sustainable transport. • Given the scale of development proposed (100 net dwellings), it is still likely to result in some degree of increase in car use to reach services and facilities, particularly from the eastern and southern parts of the site. This could be mitigated if suitable pedestrian access from these parts of the site to Station Road and the public transport can be made, or if public transport improvements are included as part of any scheme design. • Herstmonceux Footpath 58a runs north to south along the western boundary of the site. Herstmonceux Footpath 21a crosses through the eastern part of the site from north to south. Herstmonceux Footpath 23a runs north to south through the centre of the field adjacent the eastern boundary of the site. These would require consideration as part of any development. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be minor positive given the proximity of the site to a sustainable settlement and bus stops that provide connectivity to the larger settlement of Hailsham.
SO14	HOUSING					• The proposal does not set out how much development can be accommodated on site. However, it is likely that this has the potential contribute to the District's identified housing need. • Due to the size of the site, it is likely an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • Given the size of the site and the scale of potential development, development here would make a contribution to the districts housing need in a sustainable location and therefore a minor positive effect is expected. This will be enhanced by the provision of

SUSTAINABILITY OBJECTIVE		Effects				Site No: 081/2090 Name: Land to north of James Avenue, Herstmonceux
		S	M	L	Overall	Commentary
						affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as it is likely that more than 10 (net) dwellings could be accommodated on the site. • The nearest health services (GP and Pharmacy) are located approximately 500m to the south east of the site. • There is currently no Information from East Sussex County Council as to whether local healthcare provision and capacity is currently adequate to meet the needs of new development in this area. • The Wealden Open Space Assessment (2022) finds that there is currently no significant deficit in open space provision within Herstmonceux Parish in terms of quantity or accessibility, however the priority is to enhance lower quality sites (Herstmonceux Recreation Ground and Queens Road AGS). • The site is not proposing any health and wellbeing facilities or improvements to open space provision, however given the proposed scale of development contributions to provision/improvements may be achievable. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • The planning permission for the southern part of the site has secured contributions via CIL, some of which will likely be used for health and wellbeing improvements. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given the size of the proposed development, and the fact contributions have been secured for the southern part of the site, it is likely there will be a minor positive effect 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: 081/2090 Name: Land to north of James Avenue, Herstmonceux
		S	M	L	Overall	Commentary
						• Given the scale of the proposal, it is considered there will be the potential for significant provision of affordable housing, custom and self-build homes and play space contributions as well. • 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 whole site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• The planning permission for the southern part of the site has not secured provision for affordable housing or self-build and custom housebuilding plots given it only comprises 4 (net) dwellings. Given the size of the site, it is considered there will be the potential for significant provision of affordable housing, custom and self-build homes and play space contributions as well if the whole site is developed. • 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 does not contain any existing retail floorspace so there is no loss, but it does not propose any retail floorspace either. • The scale of development could result in additional services or facilities being delivered within Herstmonceux, but this is uncertain. • Due to the scale of the proposed development, it is considered there would be no significant effect on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 081/2090 Name: Land to north of James Avenue, Herstmonceux
		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 Herstmonceux Church of England Primary School, located approximately 350m to the south east of the site. This is accessible by pedestrian footpaths. • The nearest secondary schools, as well as a college, are in Hailsham, approx. 5km to the south west of the site and are accessible by a frequent bus service. • There is currently no Information from East Sussex County Council, as the education provider for state schools, which indicates whether local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective given the quantum of development proposed for the site.

SUMMARY OF RESULTS:	Site No: 081/2090	Name: Land to north of James Avenue, Herstmonceux																		
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	It should be noted that the southern part of this site has received planning permission for 4 (net) dwellings under planning reference WD/2019/0543/MRM, although this has not yet been implemented. The site has been submitted to the SHELAA for residential development, however, no quantum has been specified. The site does not currently benefit from planning permission nor any application for development. Herstmonceux is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in Herstmonceux. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor Positive effects: SO3 Flood Risk; SO13 Sustainable Travel & Accessibility; SO14 Housing and SO15 Health & Wellbeing** Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be minor positive over all timeframes. The impact on this SA Objective is considered to be minor positive given the proximity of the site to a sustainable settlement and bus stops that provide connectivity to the larger settlement of Hailsham. Given the size of the site and the scale of potential development, development here would make a contribution to the districts housing need in a sustainable location and therefore a minor positive effect is expected. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward. Given the size of the proposed development, and the fact contributions have been secured for the southern part of the site, it is likely there will be a minor positive effect on this SA Objective. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO18 Economy & Employment**

	All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Given the size of the site it is likely to result in a significant number of additional cars on the road despite the sites good public transport options and close proximity to Herstmonceux. Therefore, minor negative effects are expected on this SA objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant local plan policies. 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, in relation to medium- and long-term impacts, the development of the site for housing only would result in the loss of the employment provision within the southern part of the site. This would therefore result in a minor negative in the long term on this SA Objective. **No significant effect: SO7 Pollution; SO10 Landscape & Townscape; SO18 Economy & Employment and SO19 Town & Village Centres** The impacts on this SA Objective are likely to be minor negative in the short to medium term due to potential air pollution and construction work and traffic but no significant effect in the longer term and overall, as the site is within close proximity to public transport options and Herstmonceux, helping to reduce air pollution from travel. The southern part of the site has an extant planning permission and can be well integrated within the built-up settlement of Herstmonceux. Therefore, there is no significant on the SA Objective. However, should development be brought forward on the remaining part of the site without planning permission, the effect on the SA Objective would be major negative as development have a significant impact upon the High Weald National Landscape setting, which could not mitigate. The site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective Due to the scale of the proposed development, it is considered there would be no significant effect on this SA Objective. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO16 Quality of Life & Place; SO17 Social Deprivation and SO20 Education & Skills** For the remaining objectives, more information is required to determine the effects.

Selected / Rejected for allocation	The southern part of this site has received planning permission for 4 (net) dwellings under planning reference WD/2019/0543/MRM, although this has not yet been implemented. The site has been rejected for allocation as development beyond the 4 (net) dwellings within this location is considered unsuitable. The far northern and northeastern portions of the site is located within the High Weald National Landscape and is more exposed within the landscape and therefore more sensitive. There are also long views from James Avenue across the site to the wooded hills of the wider High Weald National Landscape that increases sensitivity. It is considered that the further development of this site (beyond the existing planning permission) would have a detrimental impact upon the landscape that could not be mitigated.

SHELAA Ref: 392/3390 **SITE:** Orchard View Park, Russett Way, Windmill Hill

SUSTAINABILITY OBJECTIVE		Effects				Site No: 392/3390 Name: Orchard View Park, Russett Way, Windmill Hill
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site currently comprises a caravan park. The northern half of the site has already achieved planning permission for the conversion of 32 holiday caravans to permanent occupation under WD/2018/0701/F, which has now been completed. • The whole site is 1.91ha in size and the applicant has indicated that 55 permanent park homes could be provided on site. This includes the 32 holiday caravans already granted planning permission. • The nearest bus stops lies approximately 150m to the south east of the site on Gardner Street (A271) and these can be accessed via existing footpaths. The nearest Station is Pevensey Bay, which lies approximately 8.3km to the south of the site. The train station is a significant distance from the site and would rely on the private car to access this form of sustainable transport. • The site lies adjacent the built settlement of Windmill Hill, which is classed as an unsustainable development within the settlement hierarchy and lacks significant services and facilities, so any development is likely to result in an increase in car use to reach either Hailsham, Lewes, Polegate or Uckfield. Therefore, any development is likely to result in a limited increase in car use to reach larger settlements outside the district, increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • The site is located in close proximity to Herstmonceux, which lies approximately 600m to the west of the site and can be accessed by pedestrian footpaths on Gardner Street. Herstmonceux is classified as a sustainable settlement within the Settlement Hierarchy and contains the services and facilities required to support development. The bus service within the settlement offer a frequent and sustainable mode of transport for people to access higher order settlements with more services and facilities.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 392/3390 Name: Orchard View Park, Russett Way, Windmill Hill
		S	M	L	Overall	Commentary
						• 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. • The effect on this SA Objective is considered to be minor negative as despite mitigation measures, residual emissions are likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There a risk of surface water flooding located along the western boundary of the site. • The site therefore passes the sequential test in terms of flood risk. • Development of the site would introduce impermeable surfaces which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • The planning permission for the southern part of this site was not provided with a Flood Risk Assessment as part of the planning application. • The planning permission for the southern part of the site conditions the need for full details for the incorporation of water and efficiency measures, promotion of renewable energy and sustainable constructions to be submitted for approval prior to the commencement of development. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 and is not at risk of surface water flooding as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site passes the sequential test in terms of flood risk (with mitigation for surface water flooding) and the proposed use for residential development is appropriate in terms of flood risk.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 392/3390 Name: Orchard View Park, Russett Way, Windmill Hill
		S	M	L	Overall	Commentary
						• The site is not located within an area of groundwater flooding. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • The development granted permission for the southern part does not set out what SuDS measures are to be used on site. • Given the site is not at risk of flooding from any source, and that policies within the plan will provide for suitable management of surface water runoff, 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. • There are no watercourses within or in 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. • Given the size of the site, and the proposed quantum of development for the site, it is considered that the impact on this SA Objective is uncertain at this time. It is likely that any negative impacts could be mitigated through good design and compliance with local plan policies in terms of water usage.
SO5	SOIL, LAND & MINERALS					• The site is agricultural land but is not classified under the Agricultural Land Classification system. • The site is not safeguarded for minerals or waste operations. • The site is a greenfield site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 392/3390 Name: Orchard View Park, Russett Way, Windmill Hill
		S	M	L	Overall	Commentary
						• Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• The scale of development proposed for the site is unlikely to bring significant light pollution to the area and mitigation measures and Local Plan policies could lessen some negative impacts. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The nearest bus stops lies approximately 150m to the south east of the site on Gardner Street (A271) and these can be accessed via existing footpaths. The nearest Station is

SUSTAINABILITY OBJECTIVE		Effects				Site No: 392/3390 Name: Orchard View Park, Russett Way, Windmill Hill
		S	M	L	Overall	Commentary
						Pevensey Bay, which lies approximately 8.3km to the south of the site. The train station is a significant distance from the site and would rely on the private car to access this form of sustainable transport. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Given the current use of the site, it is already considered that there would not be a significant rise in car use resulting from the conversion of existing holiday caravans to permanent park homes. • The impacts on this SA Objective are likely to be minor negative in the short to medium term due to potential air pollution and construction work and traffic but no significant effect in the longer term and overall, due to the conversion of the site to permanent use not resulting in a significant increase in pollution.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are significant trees and hedgerows located along the sites boundaries. There is limited vegetation within the site itself, however, there are some landscaped areas within the site. • The planning permission for the completed part of the site indicated that existing trees and hedgerows would be retained and enhanced. This could be applied to the remaining southern part of the site. • Development of the whole site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries to maintain and enhance the green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact is considered to be uncertain at this time as much will depend on the implementation of a suitable landscape scheme.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 392/3390 Name: Orchard View Park, Russett Way, Windmill Hill
		S	M	L	Overall	Commentary
SO9	BIODIVERSITY					• The site does not lie within a Biodiversity Opportunity Area (BOA). • There are no designated biodiversity sites within the site or in proximity to the site. • There are no priority habitats within the site or in proximity to the site. • There are no irreplaceable habitats within the site or in proximity to the site. • There are significant trees and hedgerows located along the site boundaries which provide good wildlife corridors and stepping stones to the wider area. Development would need to seek to retain and enhance these features. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time, as no detailed scheme for the development of the whole site has been put forward.
SO10	LANDSCAPE & TOWNSCAPE					• The planning permission for the northern part of the site included a Landscape and Visual Impact Assessment. The LVIA included mitigation measures to reduce the impact upon the landscape and this included changing the colour, texture and materials for the new permanent park home units, enhancements to existing boundary hedges and additional tree planting within the site. It is considered that this could be applied to the remaining part of the site without planning permission. • The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity to new residential development as the site contains existing chalet development and lies adjacent to the settlement edge of Windmill Hill. The site is adjacent to the High Weald National Landscape, which increases sensitivity. • Development will need to comply with the Local Plan policies, which seek to protect and enhance landscape and townscape character and identify appropriate mitigation measures. • The impact is considered to be uncertain as although mitigation measures similar to those approved on the application within the northern part of the site could be utilised

SUSTAINABILITY OBJECTIVE		Effects				Site No: 392/3390 Name: Orchard View Park, Russett Way, Windmill Hill
		S	M	L	Overall	Commentary
						across the whole site, no landscaping scheme has currently been put forward by the applicant.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no heritage assets within the site or in the vicinity of the site. An Archaeological Notification Area does not cover the site. • The site would not impact upon any heritage or cultural assets; therefore, no significant effect on this SA Objective
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The nearest bus stops lies approximately 150m to the south east of the site on Gardner Street (A271) and these can be accessed via existing footpaths. The nearest Station is Pevensey Bay, which lies approximately 8.3km to the south of the site. The train station is a significant distance from the site and would rely on the private car to access this form of sustainable transport. • The site lies adjacent the built settlement of Windmill Hill, which is classed as an unsustainable development within the settlement hierarchy and lacks significant services and facilities, so any development is likely to result in an increase in car use to reach either Hailsham, Lewes, Polegate or Uckfield. Therefore, any development is likely to result in a limited increase in car use to reach larger settlements outside the district, increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • The site is located in close proximity to Herstmonceux, which lies approximately 600m to the west of the site and can be accessed by pedestrian footpaths on Gardner Street. Herstmonceux is classified as a sustainable settlement within the Settlement Hierarchy

SUSTAINABILITY OBJECTIVE		Effects				Site No: 392/3390 Name: Orchard View Park, Russett Way, Windmill Hill
		S	M	L	Overall	Commentary
						and contains the services and facilities required to support development. The bus service within the settlement offer a frequent and sustainable mode of transport for people to access higher order settlements with more services and facilities. • The site is not impacted by public rights of ways. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be minor positive given the proximity of the site to a sustainable settlement and bus stops that provide connectivity to the larger settlement of Hailsham.
SO14	HOUSING					• The site proposed that 55 permanent park homes could be provided on site. The northern part of the site has already achieved planning permission for a scheme of 32 park homes which has been implemented. Therefore, the remaining part of the site could accommodate an additional 23 permanent park homes. It has not been made clear by the applicant following the achievement of planning permission for the northern part of the site as to whether the southern part is still available for development. • It is unlikely that mix of type and tenures, including affordable housing could be accommodated on the site as only a conversion of holiday caravans to permanent all year round is likely to be acceptable on this site. • Given the unknown availability of the southern part of the site without planning consent, the impact The impact on this SA Objective is uncertain.
SO15	HEALTH & WELLBEING					• The nearest health services (GP and Pharmacy) are located approximately 1.3km to the south west of the site. • There is currently no Information from East Sussex County Council as to whether local healthcare provision and capacity is currently adequate to meet the needs of new development in this area. • The Wealden Open Space Assessment (2022) finds that there is currently no significant deficit in open space provision within Herstmonceux Parish in terms of quantity or accessibility, however the priority is to enhance lower quality sites (Herstmonceux Recreation Ground and Queens Road AGS).

SUSTAINABILITY OBJECTIVE		Effects				Site No: 392/3390 Name: Orchard View Park, Russett Way, Windmill Hill
		S	M	L	Overall	Commentary
						• The site is not proposing any health and wellbeing facilities or improvements to open space provision, however given the proposed scale of development contributions to provision/improvements may be achievable. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given the size of the site, there may be potential to achieve contributions towards health and wellbeing provision, but this is uncertain at this time
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the whole site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• The planning permission for the northern part of the site did not provide affordable housing on site, however, an off-site contribution was secured via a S106 Agreement. • 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. • The change of use of the remaining part of the without planning permission to permanent residential occupation will result in the loss of tourist accommodation within the District. The Council is determined to resist the loss of tourism accommodation within the District as it helps to support the local economy.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 392/3390 Name: Orchard View Park, Russett Way, Windmill Hill
		S	M	L	Overall	Commentary
						• However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is close to services and facilities within Herstmonceux and has access to a frequent bus service to the High Street with short journey times. • However, due to the scale of proposed development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue nonetheless.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is Herstmonceux Church of England Primary School, located approximately 1km to the south west of the site. This is accessible by pedestrian footpaths. • The nearest secondary schools, as well as a college, are in Hailsham, approx. 5.5km to the south west of the site and are accessible by a frequent bus service. • There is currently no Information from East Sussex County Council, as the education provider for state schools, which indicates whether local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective given the quantum of development proposed for the site.

SUMMARY OF RESULTS:	Site No: 392/3390	Name: Orchard View Park, Russett Way, Windmill Hill																		
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	It should be noted that the northern half of the site has already achieved planning permission for the conversion of 32 holiday caravans to permanent occupation under WD/2018/0701/F, which has now been completed. The site does not currently benefit from planning permission nor any application for development. Herstmonceux is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in Herstmonceux. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO3 Flood Risk.** Given the site is not at risk of flooding from any source, and that policies within the plan will provide for suitable management of surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes. **Minor Positive effects: SO13 Sustainable Travel & Accessibility** The impact on this SA Objective is considered to be minor positive given the proximity of the site to a sustainable settlement and bus stops that provide connectivity to the larger settlement of Hailsham. **Major negative effects: SO18 Economy & Employment** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO18 Economy & Employment** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Given the size of the site it is likely to result in a significant number of additional cars on the road despite the sites good public transport options and close proximity to Herstmonceux. Therefore, minor negative effects are expected on this SA objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant local plan policies. 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, in relation to medium- and long-term impacts, the development of the site for housing

	only would result in the loss of the employment provision within the southern part of the site. This would therefore result in a minor negative in the long term on this SA Objective. **No significant effect: SO7 Pollution; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centres and SO20 Education & Skills** The impacts on this SA Objective are likely to be minor negative in the short to medium term due to potential air pollution and construction work and traffic but no significant effect in the longer term and overall, due to the conversion of the site to permanent use not resulting in a significant increase in pollution. The site would not impact upon any heritage or cultural assets, therefore no significant effect on this SA Objective. The site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective given the quantum of development proposed for the site. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO10 Green and Blue Infrastructure; SO12 Digital Infrastructure; SO14 Housing; SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO17 Social Deprivation** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The northern half of the site has already achieved planning permission for the conversion of 32 holiday caravans to permanent occupation under WD/2018/0701/F, which has now been completed. The remaining part of the site without planning permission is not allocated as this would result in the loss of tourism accommodation within the District. The Council is committed to support the growth of the tourism economy within the District and loss of visitor accommodation will detrimentally impact upon this aim. Given the above reason, the site is not allocated.

SHELAA Ref: 608/2090 **SITE:** Land at Collins Honda, Hailsham Road, Herstmonceux

SUSTAINABILITY OBJECTIVE		Effects				Site No: 608/2090 Name: Land at Collins Honda, Hailsham Road, Herstmonceux
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises a petrol station and commercial car showroom and repair shop. • The site is 0.53ha in size and proposed for residential development of up to 12 (net) dwellings of which all dwellings would be affordable. • Herstmonceux is classified as a sustainable settlement within the Settlement Hierarchy and contains the services and facilities required to support development. The bus service within the settlement offer a frequent and sustainable mode of transport for people to access higher order settlements with more services and facilities. • The site complies with the overall Spatial Strategy for the district. It is located adjacent a sustainable settlement, albeit one that lies outside of the administrative boundaries for the District. • The nearest bus stops lies approximately 350m to the north east of the site and can be accessed via pedestrian footpaths on the north side of Hailsham Road (A271), although there is no crossing point. The site will benefit from the improvements to existing footways on the south side of Hailsham Road (A271) that were approved as part of an application for 21 (net) dwellings on land to the east that was granted planning permission under planning reference WD/2022/1080/MAJ. The nearest Station is Pevensey and Westham, which lies approximately 7.9km to the south of the site. The train station is a significant distance from the site and would rely on the private car to access this form of sustainable transport. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 608/2090 Name: Land at Collins Honda, Hailsham Road, Herstmonceux
		S	M	L	Overall	Commentary
						• All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 and there is a risk of surface water flooding within the centre of the site as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site is brownfield land and has existing areas of impermeable surfacing. Development could reduce these areas or increase them. • Measures to deal with surface water runoff will be required as rainfall is likely to increase with climate change. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 and there is a risk of surface water flooding within the centre of the site as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site lies wholly within area of groundwater concern and therefore may be at risk of groundwater flooding. Further investigations would be required as part of any development. • The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided in terms of managing surface water runoff. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 608/2090 Name: Land at Collins Honda, Hailsham Road, Herstmonceux
		S	M	L	Overall	Commentary
						• Given the site is not at risk of fluvial flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity. Therefore, potential for water pollution is minimal. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is not agricultural land. • The site is not safeguarded for waster or minerals operations. • The site is a brownfield site, and its proposed development represents an efficient use of land. • Given the current use of the site, there is a potential for contamination to exist on the site which would require remediation. Further investigation would be required. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 608/2090 Name: Land at Collins Honda, Hailsham Road, Herstmonceux
		S	M	L	Overall	Commentary
						• Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is located within an area of the district deemed to be 'brighter' by CPREs light pollution mapping. The scale of development proposed for the site is unlikely to bring significant light pollution to the area and mitigation measures and Local Plan policies could lessen some negative impacts. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The nearest bus stops lies approximately 350m to the north east of the site and can be accessed via pedestrian footpaths on the north side of Hailsham Road (A271), although there is no crossing point. The site will benefit from the improvements to existing footways on the south side of Hailsham Road (A271) that were approved as part of an

SUSTAINABILITY OBJECTIVE		Effects				Site No: 608/2090 Name: Land at Collins Honda, Hailsham Road, Herstmonceux
		S	M	L	Overall	Commentary
						application for 21 (net) dwellings on land to the east that was granted planning permission under planning reference WD/2022/1080/MAJ. • The nearest Station is Pevensey and Westham, which lies approximately 7.9km to the south of the site. The train station is a significant distance from the site and would rely on the private car to access this form of sustainable transport. • Given the site's proximity to public transport and relatively short walking distance to Crowborough High Street, it is considered unlikely that development will result in significantly increased traffic or congestion on the road. • There are no sources of noise pollution affecting the site. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative in the short to medium term due to potential air pollution and construction work and traffic but no significant effect in the longer term and overall, due to the quantum of development proposed on the site and it is close proximity to public transport options in Herstmonceux, which help to reduce air pollution from travel.
SO8	GREEN & BLUE INFRASTRUCTURE					• Given its current use, there is limited vegetation located within the site itself. There are significant trees and hedgerows located along the sites boundaries. • A parcel of ancient woodland (Buckwell Gill 2) lies adjacent the sites southern boundary and a suitable buffer would be required. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which could contribute to the green and blue infrastructure network and make a positive contribution to nature recovery. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact is considered to be uncertain at this time as much will depend on the implementation of a suitable landscape scheme.
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site or in proximity to the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 608/2090 Name: Land at Collins Honda, Hailsham Road, Herstmonceux
		S	M	L	Overall	Commentary
						• There are no irreplaceable habitats within the site or in proximity to the site. • The site is not within a Biodiversity Opportunity Area (BOA). • The ancient woodland (Buckwell Gill 2) located adjacent the sites southern boundary is classified as priority habitat deciduous woodland. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • The mature trees and hedgerows on the sites boundaries make a small contribution to the site's biodiversity. Development would need to seek to retain and enhance these features for biodiversity. • The effect on this SA Objective is considered to be uncertain, as much will depend on the mitigation measures implemented alongside any development.
SO10	LANDSCAPE & TOWNSCAPE					• This site was not individually assessed within the 2023 Landscape Sensitivity Assessment due its current use and location within the existing built-up area of Herstmonceux. The site is well enclosed within the landscape by existing woodland and development would have a more limited landscape impact. • Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• Given that there are no listed buildings or other heritage assets in the vicinity of the site and that it is not within a Conservation Area, no significant effect is expected on this SA Objective
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: 608/2090 Name: Land at Collins Honda, Hailsham Road, Herstmonceux
		S	M	L	Overall	Commentary
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The nearest bus stops lies approximately 350m to the north east of the site and can be accessed via pedestrian footpaths on the north side of Hailsham Road (A271), although there is no crossing point. The site will benefit from the improvements to existing footways on the south side of Hailsham Road (A271) that were approved as part of an application for 21 (net) dwellings on land to the east that was granted planning permission under planning reference WD/2022/1080/MAJ. frequent hourly bus service 6 days a week (Mon – Sat) with journey times to Hailsham of approx. 14 mins. Passengers can also access Polegate Station, Eastbourne Hospital and Eastbourne town centre via this service (the Stagecoach number 98). This allows access to secondary schools in Hailsham and Eastbourne as well as train services at Polegate. Passengers can also travel to Tunbridge Wells by catching the number 51 or 51 X from Hailsham (total journey time approx. 57 mins) • The nearest Station is Pevensey Bay, which lies approximately 7.9km to the south of the site. This offers a frequent rail service to Hastings and to Eastbourne, where connections then can also be made to Brighton and London. The train station is a significant distance from the site and would rely on the private car to access this form of sustainable transport. • Development will require the provision of a new/upgraded access from Hailsham Road (A271) that would require a transport assessment (particularly given the speed limit of 40mph and the bend of the A271 to the west), but this is considered as achievable. existing road to serve the quantum of development envisioned on the site. • There are no PRoW within the site or adjacent its boundaries. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be a minor positive effect given the proximity of the site to the bus stop and the existing pedestrian access, albeit on the opposite side of the road to the site, as well as the short journey times to Hailsham services and facilities by bus.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 608/2090 Name: Land at Collins Honda, Hailsham Road, Herstmonceux
		S	M	L	Overall	Commentary
SO14	HOUSING					• The site is proposing 12 (net) dwellings of which all (net) dwellings will be for affordable housing. This will make a contribution to meeting the district's housing need with a sustainable and accessible location. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs.
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as it is for more than 10 (net) dwellings. • The nearest health services are located in Herstmonceux, which is accessible via pedestrian footpaths and is located approximately 300m to the north of the site. • There is currently no Information from East Sussex County Council as to whether local healthcare provision and capacity is currently adequate to meet the needs of new development in this area. • The Wealden Open Space Assessment (2022) finds that there is currently no significant deficit in open space provision within Herstmonceux Parish in terms of quantity or accessibility, however the priority is to enhance lower quality sites (Herstmonceux Recreation Ground and Queens Road AGS). • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is no deficiency in provision of sports pitches within the Parish however it does make recommendations that pitches and facilities are protected and enhanced for quality purposes. • The site is not a designated Local Green Space nor is it a formal recreational or play space. • The site is not proposing improvements to sport and recreation provision or to health service provision. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • Given the proposed scale of development, contributions towards health and wellbeing provision may be achievable but the lack of scheme details means the effect is uncertain at this time.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 608/2090 Name: Land at Collins Honda, Hailsham Road, Herstmonceux
		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. • However, the proposed development includes 12 (net) affordable dwellings, and these should contribute towards quality-of-life improvements for those occupants. • 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 promoter for the site has indicated that 12 (net) affordable dwellings could be provided, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • The effects are expected 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, in relation to medium- and long-term impacts, the development of the site for housing only would result in the loss of the employment provision within the southern part of the site. This would therefore result in a minor negative in the long term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The development of the site would result in the loss of retail provision within Herstmonceux. However, there are alternative retail provisions available within the settlement. • The development of this site would place future residents within close proximity of the sustainable settlement of Herstmonceux its associated services and amenities.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 608/2090 Name: Land at Collins Honda, Hailsham Road, Herstmonceux
		S	M	L	Overall	Commentary
						• It is considered there would be a minor negative effect on this SA Objective as development would detrimentally have an impact upon the services and amenities available within Herstmonceux.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • There is currently no Information from East Sussex County Council, as the education provider for state schools, which indicates whether local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The nearest primary school is Herstmonceux Church of England Primary School, located approximately 600m to the northeast of the site. This is accessible by pedestrian footpaths and public transport. • The nearest secondary schools, as well as a college, are in Hailsham, approx. 4km to the south west of the site and are accessible by a frequent bus service. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective given the quantum of development proposed for the site.

SUMMARY OF RESULTS:	Site No: 608/2090 Name: Land at Collins Honda, Hailsham Road, Herstmonceux																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																			
Minor Positive																			
Not Significant																			
Minor Negative																			
Major Negative																			
Uncertain																			

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport

	• Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Herstmonceux is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in Herstmonceux. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site in combination with other sites, will result in pressures on infrastructure, both built and natural.
Summary	**Major positive effects: None** **Minor Positive effects: SO3 Flood Risk; SO13 Sustainable Travel & Accessibility; SO14 Housing** Given the site is not at risk of fluvial flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes. The impact on this SA Objective is considered to be a minor positive effect given the proximity of the site to the bus stop and the existing pedestrian access, albeit on the opposite side of the road to the site, as well as the short journey times to Hailsham services and facilities by bus. Given the size of the site and the scale of potential development, development here would make a contribution to the districts housing need in a sustainable location and therefore a minor positive effect is expected. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO18 Economy & Employment and SO19 Town & Village Centres** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. 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, in relation to medium- and long-term impacts, the development of the site for housing

	only would result in the loss of the employment provision within the southern part of the site. This would therefore result in a minor negative in the long term on this SA Objective. It is considered there would be a minor negative effect on this SA Objective as development would detrimentally have an impact upon the services and amenities available within Herstmonceux. **No significant effect: SO7 Pollution; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment and SO20 Education & Skills** The impacts on this SA Objective are likely to be minor negative in the short to medium term due to potential air pollution and construction work and traffic but no significant effect in the longer term and overall, as the site is within close proximity to public transport options and Herstmonceux, helping to reduce air pollution from travel. Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective. Given that there are no listed buildings or other heritage assets in the vicinity of the site and that it is not within a Conservation Area, no significant effect is expected on this SA Objective The site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective given the quantum of development proposed for the site. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO17 Social Deprivation** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 12 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 9 (net) dwellings and has been proposed for allocation on this basis. The site is situated at the periphery of the built-up area of Herstmonceux, a sustainable settlement with good access to local facilities and amenities and public transport links to Hailsham. The site is well enclosed within the existing landscape by existing features but would be required to provide a suitable buffer to the ancient woodland that bounds the site to the south west and is also classified as priority habitat deciduous woodland. This would limit land take in this part of the site. The development of the site would result in the loss of retail provision within the settlement, however, there remains enough retail provision within Herstmonceux to support the village. Development would be required to remediate any contamination that may be present on the site and to provide an upgraded vehicular access to Hailsham Road.

SHELAA Ref: 1086/2090 **SITE:** Land North of A271 at Coopers Croft and Sally Shaw Field, Herstmonceux

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1086/2090 Name: Land north of A271 at Cooper's Croft and Sally Shaw Field, Herstmonceux
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is formed of two parcels of land. The southern parcel lies within a countryside location that is unsuitable for development and is not a reasonable alternative. The northern parcel of land is formed of agricultural fields to the south west of Herstmonceux and is considered a reasonable alternative. • The site is 16.87ha in size and the applicant has proposed that up to 265 (net) dwellings could be provided on site, inclusive of affordable housing. The applicant has also stated that proposals could include up to an 80-bed care home, pre/school/junior school (1,200 sqm) and 3.4ha of green infrastructure comprising of woodland and green space. • The nearest bus stops lies directly adjacent the south western corner of the site and there are further bus stops located within Herstmonceux to the north east. These can be accessed via pedestrian footpaths located on Gingers Green (Road). The nearest Station is Pevensey Bay, which lies approximately 7.9km to the south of the site. The train station is a significant distance from the site and would rely on the private car to access this form of sustainable transport. • 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. • Herstmonceux to the west is classified as a sustainable settlement within the Settlement Hierarchy and contains the services and facilities required to support development. The bus service within the settlement offer a frequent and sustainable mode of transport for people to access higher order settlements with more services and facilities. • The site complies with the overall Spatial Strategy for the district. It is located adjacent a sustainable settlement, albeit one that lies outside of the administrative boundaries for the District. • Given the significant size of the proposed development, there will be an increase in car use to reach other settlements increasing emissions, although mitigation measures such as EV charging infrastructure could address this.

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						• Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There are parts of the site that are covered by surface water flood risk; therefore, this would require mitigation. • The site is formed of greenfield land and development of the site would introduce large areas of impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site is affected by surface water flood risk along the eastern boundary and within the south eastern part of the site. It is likely that given the size of the proposed development that suitable mitigation for surface water flood risk can be provided. • The site passes the sequential test in terms of flood risk and the proposed use for residential development is appropriate in terms of flood risk.

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						• The eastern parts of the site lies within area of groundwater concern and therefore may be at risk of groundwater flooding. Further investigations would be required as part of any development. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial or surface water flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity. Therefore, potential for water pollution is minimal. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Given the size of the site, and the proposed quantum of development for the site, it is considered that the impact on this SA Objective is uncertain at this time. It is likely that any negative impacts could be mitigated through good design and compliance with local plan policies in terms of water usage.
SO5	SOIL, LAND & MINERALS					• The site is not classified under the Agricultural Land Classification (ALC). • The site is not safeguarded for minerals or waste operations. • The site is greenfield land.

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						• Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is within an area of the district classed by CPREs light pollution mapping as being 'lighter and darker'. Given the quantum of development that is proposed, significant levels of light pollution are likely to be introduced. • There are currently no issues with air quality within the district. There are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future 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, however any negative effects are likely to be in the short to medium term as well. • The nearest bus stops lies directly adjacent the south western corner of the site and there are further bus stops located within Herstmonceux to the north east. These can be accessed via pedestrian footpaths located on Gingers Green (Road). A frequent hourly

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1086/2090 Name: Land north of A271 at Cooper's Croft and Sally Shaw Field, Herstmonceux
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						bus service 6 days a week (Mon – Sat) with journey times to Hailsham of approx. 14 mins. Passengers can also access Polegate Station, Eastbourne Hospital and Eastbourne town centre via this service (the Stagecoach number 98). This allows access to secondary schools in Hailsham and Eastbourne as well as train services at Polegate. Passengers can also travel to Tunbridge Wells by catching the number 51 or 51 X from Hailsham (total journey time approx. 57 mins) • The nearest Station is Pevensey Bay, which lies approximately 8km to the south of the site. The train station is a significant distance from the site and would rely on the private car to access this form of sustainable transport. The nearest Station is Pevensey Bay, which lies approximately 7.9km to the south of the site. This offers a frequent rail service to Hastings and to Eastbourne, where connections then can also be made to Brighton and London. The train station is a significant distance from the site and would rely on the private car to access this form of sustainable transport. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Given the size of the site it is likely to result in a significant number of additional cars on the road despite the sites good public transport options and close proximity to Herstmonceux. Therefore, minor negative effects are expected on this SA objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant local plan policies.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are extensive trees and hedgerows located along the site boundaries and along the field boundaries within the site. There are also significant parcels of woodland that are located at sporadic points throughout the site. These features provide excellent stepping stones and wildlife corridors to the countryside that surrounds the site to the north and west. • There are two parcels of ancient woodland located within the eastern part of the site (Buckwell Farm Shaw) and northern part of the site (Gingers Green Shaw). These are also classified as deciduous habitat priority woodland. A suitable buffer would be required to both.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1086/2090 Name: Land north of A271 at Cooper's Croft and Sally Shaw Field, Herstmonceux
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						• Development would need to seek to retain and enhance the existing hedgerows, trees and woodland within the site and along its boundaries of the site to maintain and enhance the green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The submitted proposal forms for the site indicate 3.4ha of green infrastructure comprising of woodland and green space will be provided on site. Therefore, a minor negative effect is likely in the short to medium term as the site is developed, however over the longer term minor positive effects are expected as the green measures become established.
SO9	BIODIVERSITY					• The site is not within a Biodiversity Opportunity Area (BOA). • There are extensive trees and hedgerows located along the site boundaries. There are two parcels of ancient woodland located within the eastern part of the site (Buckwell Farm Shaw) and northern part of the site (Gingers Green Shaw). These are also classified as deciduous habitat priority woodland. A suitable buffer would be required to both. • The site is very likely to have some degree of biodiversity value, and this may be significant in parts. This would need to be investigated as part of development and appropriate mitigation provided. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees and located along site boundaries as they are likely to have biodiversity value. • Other policies within the Local Plan will address matters of the retention, protection and creation biodiversity, and any development will need to be in compliance with the relevant policies. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site.

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						• The submitted proposal forms for the site indicate 3.4ha of green infrastructure comprising of woodland and green space will be provided on site. However, no specific details regarding biodiversity protection or enhancement have been provided. • Other policies within the Local Plan will address matters of the retention, protection and creation of habitats and biodiversity, and any development will need to be in compliance with the relevant policies. • No detailed scheme for the site has been put forward as of yet and so the effects on this SA Objective are considered to be uncertain at this time
SO10	LANDSCAPE & TOWNSCAPE					• Whilst the site is located in close proximity to Herstmonceux and is connected to the settlement by existing pedestrian footpaths, the site is severed from the built form of the settlement agricultural land to the east and north of the site. • The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity to residential development as the site is strongly sloping and therefore parts of the site are highly visible within the wider landscape. It is also separated from the existing settlement of Herstmonceux and would extend off a ridgeline, therefore having a poor relationship with the village. • The impact is considered to be a major negative as the site is severed from the existing built form of Herstmonceux and would result in development that is significantly out of character with the surrounding area and would have a detrimental impact upon the countryside that could not be mitigated.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a Conservation Area. • Two Grade II Listed Buildings lie in close proximity to the south western corner (Monk's Rest) and north western (Ginger Green Farmhouse) of the site. • The site is not located within an Archaeological Notification Area (ANA). • Given the size of the site, it is considered that appropriate mitigation could be provided to protect the setting of the Listed Buildings, however, as no detailed scheme for the site has been put forward as of yet, the effects on this SA Objective are uncertain at this time.

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SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The development of the site will result in an increase in traffic during construction, however any negative effects are likely to be in the short to medium term as well. • The nearest bus stops lies directly adjacent the south western corner of the site and there are further bus stops located within Herstmonceux to the north east. These can be accessed via pedestrian footpaths located on Gingers Green (Road). A frequent hourly bus service 6 days a week (Mon – Sat) with journey times to Hailsham of approx. 14 mins. Passengers can also access Polegate Station, Eastbourne Hospital and Eastbourne town centre via this service (the Stagecoach number 98). This allows access to secondary schools in Hailsham and Eastbourne as well as train services at Polegate. Passengers can also travel to Tunbridge Wells by catching the number 51 or 51 X from Hailsham (total journey time approx. 57 mins) • The nearest Station is Pevensey Bay, which lies approximately 8km to the south of the site. This offers a frequent rail service to Hastings and to Eastbourne, where connections then can also be made to Brighton and London. The train station is a significant distance from the site and would rely on the private car to access this form of sustainable transport. • Herstmonceux Footpath 25 runs north to south in close proximity to the southeastern corner of the site. • The impact on this SA Objective is considered to be a minor positive effect given the proximity of the site to the bus stop and the existing pedestrian access to Herstmonceux as well as the short journey times to Hailsham services and facilities by bus.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1086/2090 Name: Land north of A271 at Cooper's Croft and Sally Shaw Field, Herstmonceux
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SO14	HOUSING					• The proposed development of this site for residential has the potential to significantly contribute to the district's identified housing need and is located adjacent a sustainable settlement (Herstmonceux). • The promoter for the site has indicated that the development of the site would include market housing and affordable housing. The promoter for the site has also indicated that self-build and custom housebuilding plots and older persons housing could be accommodated on the site. • However, it is promoted for residential development, and this will contribute to the district's identified housing within a sustainable settlement and with access to sustainable transport. • 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 nearest health services are located in Herstmonceux, which is accessible via pedestrian footpaths and is located approximately 450m to the east of the site. • There is currently no Information from East Sussex County Council as to whether local healthcare provision and capacity is currently adequate to meet the needs of new development in this area. • The Wealden Open Space Assessment (2022) finds that there is currently no significant deficit in open space provision within Herstmonceux Parish in terms of quantity or accessibility, however the priority is to enhance lower quality sites (Herstmonceux Recreation Ground and Queens Road AGS). • The site is not a designated Local Green Space nor is it a formal recreational or play space. • The site is not proposing any health and wellbeing facilities or improvements to open space provision, however given the proposed scale of development contributions to provision/improvements may be achievable. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1086/2090 Name: Land north of A271 at Cooper's Croft and Sally Shaw Field, Herstmonceux
		S	M	L	Overall	Commentary
						• Given that the site is in close proximity of health services and that the scale of development is likely to mean some degree of contributions towards and health and wellbeing improvements could be achieved, the effect is considered to be minor positive
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • The promoter for the site has indicated that the development of the site would include market housing and affordable housing. The promoter for the site has also indicated that self-build and custom housebuilding plots and older persons housing could be accommodated on the site. • 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 retail space as part of the development.

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						• Other policies within the Local Plan will deal specifically with town and village centres and their viability and vitality. • Given that future residents of the site would be in close proximity and with sustainable access to the services and facilities within Herstmonceux (provided vehicular and pedestrian connectivity into the site can be achieved), this will help support the vitality and viability of the services within Herstmonceux. Therefore, minor positive effects are expected on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is Herstmonceux Church of England Primary School, located approximately 800m to the northeast of the site. This is accessible by pedestrian footpaths and public transport. • The nearest secondary schools, as well as a college, are in Hailsham, approx. 4km to the south west of the site and are accessible by a frequent bus service. • There is currently no Information from East Sussex County Council, as the education provider for state schools, which indicates whether 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 effects on this SA Objective are currently uncertain, given the lack of information available from East Sussex County Council.

SUMMARY OF RESULTS:	Site No: 1086/2090 Name: Land north of A271 at Cooper's Croft and Sally Shaw Field, Herstmonceux																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																			
Minor Positive																			
Not Significant																			
Minor Negative																			
Major Negative																			
Uncertain																			

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport

	• Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Herstmonceux is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in Herstmonceux. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO14 Housing** Given the size of the site and its potential to provide specialist forms of the housing alongside market housing, the impact on this SA Objective is expected to be a major positive if the site is brought forward and makes a positive contribution to meeting the district's housing needs. **Minor Positive effects: SO3 Flood Risk; SO8 Green and Blue Infrastructure; SO13 Sustainable Travel & Accessibility; SO15 Health & Wellbeing and SO19 Town & Village Centres** Given the site is not at risk of fluvial or surface water flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes. The submitted proposal forms for the site indicate 3.4ha of green infrastructure comprising of woodland and green space will be provided on site. Therefore, a minor negative effect is likely in the short to medium term as the site is developed, however over the longer term minor positive effects are expected as the green measures become established. The impact on this SA Objective is considered to be a minor positive effect given the proximity of the site to the bus stop and the existing pedestrian access to Herstmonceux as well as the short journey times to Hailsham services and facilities by bus. 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. Given that future residents of the site would be in close proximity and with sustainable access to the services and facilities within Herstmonceux (provided vehicular and pedestrian connectivity into the site can be achieved), this will help support the vitality and viability of the services within Herstmonceux. Therefore, minor positive effects are expected on this SA Objective. **Major negative effects: SO10 Landscape & Townscape**

	The impact is considered to be a major negative as the site is severed from the existing built form of Herstmonceux and would result in development that is significantly out of character with the surrounding area and would have a detrimental impact upon the countryside that could not be mitigated. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution SO18 Economy & Employment and SO19 Town & Village Centres** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Given the size of the site it is likely to result in a significant number of additional cars on the road despite the sites good public transport options and close proximity to Herstmonceux. Therefore, minor negative effects are expected on this SA objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant local plan policies. 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, in relation to medium- and long-term impacts, the development of the site for housing only would result in the loss of the employment provision within the southern part of the site. This would therefore result in a minor negative in the long term on this SA Objective. It is considered there would be a minor negative effect on this SA Objective as development would detrimentally have an impact upon the services and amenities available within Herstmonceux. **No significant effect: SO18 Economy & Employment** The site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO9 Biodiversity; SO12 Digital Infrastructure; SO16 Quality of Life & Place; SO17 Social Deprivation and SO20 Education & Skills** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation. The site is strongly sloping, and parts of the site are highly visible within the wider countryside landscape to the southwest of Herstmonceux. The site is separated from the existing settlement of Herstmonceux and would extend off a ridgeline, therefore having a poor visual and functional relationship with the village and would not relate to the existing townscape.