Appendix A11q Parish: Horam

SHELAA Ref: 123/3030 **SITE:** Land Adjoining Coxlow House, A267, Horam

SUSTAINABILITY OBJECTIVE		Effects				Site No: 123/3030 Name: Land adjoining Coxlow House, A267 Horam, TN21 0JG
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises a small piece of agricultural land largely covered by semi-mature trees to the south of Horam and to the east of the A267. The site benefits from relatively close proximity to the centre of Horam and its associated services, facilities and public transport. • Development proposes a residential scheme, although no capacity is proposed. It is considered suitable for 10 net dwellings. • The site complies with the overall spatial strategy for the district as it is within this sustainable settlement, and within the proposed development boundary. • The nearest bus stops are located on the A267, 215m south of the site, and 269m to the north. Buses here are provided every 30 minutes, with services running between Heathfield to the north and Eastbourne to the south. • The only footway connection into Horam village is on the opposite side of the A267. • Horam is identified as a sustainable settlement, being a primary village, due to the facilities, services and sustainable transport modes available. • 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. • Given that there is limited pedestrian or cycle connectivity to Horam Village, there will be a great reliance on the private car when the site is considered in isolation. Development

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						will therefore result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • Development of the site would introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. Whilst there is no identified risk of surface water flooding, given the increase in impermeable surface, a drainage strategy will still be required. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no identified risk of surface water flooding. • The site is not within an area of groundwater concern and therefore is not at risk of groundwater flooding. • No identified watercourses are on site. • 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 and surface water flood risk, as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk as a result of the increase in

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						impermeable surface, the impact on this SA Objective is likely to be minor positive over all timeframes as residents and property would not be at risk.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity. However, it is still considered that 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 potential development that could come forward, it is considered there will be no significant effect on this SA Objective and that mitigation through good design and compliance with local plan policies will address water efficiency.
SO5	SOIL, LAND & MINERALS					• The site is a greenfield site. • The site is not safeguarded for minerals or waste operations. • There are no known contamination issues on the site. • Disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage

SUSTAINABILITY OBJECTIVE		Effects				Site No: 123/3030 Name: Land adjoining Coxlow House, A267 Horam, TN21 0JG
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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. This will ensure management and monitoring whilst complying with other Policies in the Plan that will address matters of waste management. 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 areas classified as 'Darker' by CPREs light pollution mapping. Any development will therefore have some notable effect on the rural tranquillity of the area at night, and will need careful consideration in design, and layout and quantum of development, to mitigate some of this impact. • 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 proximity of the site to the A267 will require noise mitigation to be considered. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Due to the size of development, and likely impact from light, noise and air pollution, there will be some minor negative effects expected on this SA Objective. Mitigation measures are likely possible to reduce emissions through appropriate application of relevant Local Plan policies.
SO8	GREEN & BLUE INFRASTRUCTURE					• There is an existing hedgerow along the site frontage which provides a green corridor along the A267. No trees remain within the site. • There are no watercourses in the site. • Development would need to seek to retain and enhance these features for biodiversity.

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		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 effect on this SA Objective is considered to be minor positive as achieving Biodiversity Net Gain is likely to increase the biodiversity value of the site.
SO9	BIODIVERSITY					• The nature of the site is likely to result in the loss of some biodiversity in the short-term during construction although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate quantum, siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The effect on this SA Objective is considered to be minor positive, as achieving Biodiversity Net Gain is likely to increase the biodiversity value of the site.
SO10	LANDSCAPE & TOWNSCAPE					• The Landscape Sensitivity Assessment 2023 identifies the site as moderately sensitive to residential development, noting that it is well contained within the landscape. It is noted the site is located adjacent to the relatively busy trunk road (A267), which reduces tranquillity and decreases sensitivity. Existing development along the A267 influences the pastoral character and historic field pattern locally, reducing sensitivity along this edge. • Developing this site in isolation would introduce built form into an area where the wider countryside commences, increasing the settlement pattern and changing the character of the village by extending into the landscape that abuts it. • However, the site sits directly south of existing built form, and its development would be seen as a natural extension.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 123/3030 Name: Land adjoining Coxlow House, A267 Horam, TN21 0JG
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						• The landscape is not within a protected area of the High Weald National Landscape, or the South Downs National Park, nor in the setting or locality of either. • Development at the site would need to provide landscape mitigation to visually contain the site, taking account of the open views from the south and east. This would need to include the protection and enhancement of existing hedgerows as well as the strengthening of existing landscape features to improve green infrastructure connectivity throughout the site, including buffers for ancient woodland parcels. • Policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies. • Whilst there is a lack of a fully detailed scheme for the site, which is key to assessing character and landscape impact, it is considered that given the presence of built form directly to the north, the size of the development and its relative containment, there will be no significant effect on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not in a Conservation Area and nor is it within the setting of a CA. • Horam War Memorial (Grade II) and Horam Manor Farmhouse and Stables (Grade II) are sited a sufficient distance away not to impact on setting of either. • The effect on this SA Objective is considered to have no significant effect due to the absence of any heritage assets within or around the site.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site benefits from existing field access onto the A267, which can be upgraded to provide appropriate vehicular and pedestrian access into the site. Visibility splays are likely to be achievable.

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		S	M	L	Overall	Commentary
						• The site is located in relatively close proximity to the centre of Horam and its associated services and facilities and public transport. • The nearest bus stops are located on the A267, 215m south of the site, and 269m to the north. Buses here are provided every 30 minutes, with services running between Heathfield to the north and Eastbourne to the south. • The only footway connection into Horam village is on the opposite side of the A267. • The nearest train stations are Berwick and Buxted. These are realistically only reachable by car. • The site is located one mile from the centre of Horam. • No public rights of way are located within, or close to the site. • Horam is identified as a sustainable settlement, being a primary village, due to the facilities, services and sustainable transport modes available. • The bus stops provide access to half hourly services to Heathfield in the north and Uckfield in the south. Submission documents for the wider developable area show connectivity and dedicated footpaths that link directly to these stops, to encourage use of sustainable transport modes. • No detail is given of enhancement to current public transport provision. • The existing field access immediately onto the A267 means that suitable vehicular access and visibility splays into the site can be achieved. However, there is no footway adjacent to the site access, nor pedestrian connections to the footway to the southern bus stops. Given the limitations in terms of sustainable transport modes to Horam centre, the effect on this SA objective is considered to be minor negative, as the opportunities for enhanced pedestrian infrastructure may be difficult to achieve.
SO14	HOUSING					• There are no details as to the 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. • 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

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						needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward
SO15	HEALTH & WELLBEING					• The nearest health services are located in Horam, 0.7 miles away, a 15 minute walk. • The clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The existing capacity within the health sector for this area would need to be expanded. • There is a deficit in amenity green space and play provision within the Parish of Horam, as identified in the Wealden Open Space Study 2022. • The location of Horam village relatively central in the District means it is served by sports facilities in the catchment areas of Heathfield, Hailsham and Crowborough. Each of these have varying deficits in pitch provision. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services or sports provision, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.

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		S	M	L	Overall	Commentary
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • Due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Horam will continue.
SO20	EDUCATION & SKILLS					• Horam village is identified as having a shortfall of early years provision and primary school provision, both largely emerging at the latter end of the Plan period, notwithstanding that Maynard's Green Primary School exists in the locality (1.5 miles away), as this struggles with capacity and access issues. It has been identified that there is a need for the provision of a new two from entry primary school with early years provision to replace the existing but constrained primary school at Maynard's Green. • The nearest pre-school is Horam Community Pre-School, located 0.4 miles away. • Secondary education is available at Heathfield Community College, accessible via a 35-minute bus ride. • There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • 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 may be some degree of pressure given

SUSTAINABILITY OBJECTIVE		Effects				Site No: 123/3030 Name: Land adjoining Coxlow House, A267 Horam, TN21 0JG
		S	M	L	Overall	Commentary
						the current inadequate school place provision within Horam. The applicant would be required to work with East Sussex County Council to resolve this as part of the application process, therefore the effects over the longer term are uncertain at this time

SUMMARY OF RESULTS:	Site No: 123/3030	Name: Land Adjoining Coxlow House, A267, Horam																		
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 detailed 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.
Cumulative Effects	Horam is classified as a sustainable settlement, being a primary village in the Settlement Hierarchy, that offers services and facilities including a primary school, medical facilities, employment floor space, small retail stores and recreation/community space. The village has some capacity for growth, but 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 local highway network, specifically in terms of the A267 and local intersections/access points. Other infrastructure such as education, health services and community facilities will need to be considered. However, it is

	acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site lies within the proposed development boundary for Horam, and whilst detached from the Village itself, it is in relatively close proximity and accessible by sustainable transport modes. Development of the site therefore conforms with the overall strategy for development within Wealden as it is within a sustainable settlement. Major positive effects: **None** Minor positive effects: **SO3 Flood Risk, SO8 Green & Blue Infrastructure, SO9 Biodiversity and SO14 Housing** The site is located within Flood Zone 1, and as such, is at the lowest risk of flooding. Whilst there will be an increase in impermeable surface as a result of development, it is considered that mitigation through sustainable drainage provision will ensure that flood risk is suitably controlled. Subject to the retention of boundary vegetation, together with the achievement of Biodiversity Net Gain is likely to provide a betterment in terms of biodiversity and green infrastructure. The provision of additional dwellings on this site would make a much need contribution towards Wealden's housing needs. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Major negative effects: **None** Minor negative effects: **SO1 Climate Change Mitigation, SO6 Waste and SO7 Pollution and SO13 Travel & Accessibility** All development will result in an increase in greenhouse gas emissions, waste production and light pollution, particularly with an increase of private motor vehicles inevitably arising from the development. However, the application of Local Plan policies should mitigate any negative impacts. The existing field access immediately onto the A267 means that suitable vehicular access and visibility splays into the site can be achieved. However, there is no footway adjacent to the site access, nor pedestrian connections to the footway to the southern bus stops. Improvements to pedestrian infrastructure will therefore be required.

	No significant effect: **SO4 Water Resources/Quality, SO10 Landscape & Townscape, SO11 Culture & Heritage, SO18 Economy & Employment and SO19 Town & Village Centres** Whilst all development will result in additional pressure on water resources, the application of policies in the Plan will provide sufficient mitigation through good design, noting that all development will need to comply with the most up to date Building Regulations, as well as the requirements of The Environment Act 2021. The site is well contained within its boundaries and whilst developing this site in isolation would introduce built form into an area where the wider countryside commences, the site does sit directly south of existing built form, and its development would be seen as a natural extension. The impact on the landscape would therefore be limited. There are no heritage assets within the site, and it is not considered that the development would have an impact on the setting of listed buildings nearby. The site does not propose retail or employment uses, and as such there will be no significant effect on these objectives. The site is relatively small scale, and whilst new dwellings will be provided resulting in additional support for the economy, it is not considered the impact will be significant. Uncertain: for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal is for residential development although no quantum of housing is proposed. The SHELAA considers the site is appropriate for up to 10 (net) dwellings. The site is located within the proposed development boundary and therefore in accordance with the spatial strategy as a whole. However, there is no footway adjacent to the site access, nor pedestrian connections to the footway to the southern bus stops. The site in isolation is not taken forward for allocation. This site forms part of Site 875/3030.

SHELAA Ref: 244/3150

SITE: Land Adjacent to Funnell's Farm, Maynards Green Road, Maynards Green

SUSTAINABILITY OBJECTIVE		Effects				Site No: 244/3150 Name: Land adjacent to Funnell's Farm, Maynards Green Road, Maynards Green, TN21 0DG
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• This is a greenfield site, comprising 0.36ha of scrubland and trees, located 1.7km north of Horam village centre, on the B2203 heading north between Horam and Heathfield. • Residential development is proposed consisting of 6-8 units along the site frontage, with gated access to remaining agricultural land, as set out in submission documents. • The site is located in the parish of Horam but is located a significant distance from the village. The site is detached from Horam and isolated from local services, facilities and public transport. • There is a bus stop on the southbound carriageway opposite the site, and a further stop northbound, to the south of the site. These stops provide half hourly services between Heathfield and Eastbourne. • There is a footway either side of the B2203 connecting the site to these bus stops. • The western boundary of the site also abuts the Cuckoo Trail, but with no direct access or footway to connect to it, which limits potential use. • No Public Rights of Way run through the site. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development. Mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified

SUSTAINABILITY OBJECTIVE		Effects				Site No: 244/3150 Name: Land adjacent to Funnell's Farm, Maynards Green Road, Maynards Green, TN21 0DG
		S	M	L	Overall	Commentary
						to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • Development of the site would introduce impermeable surfaces on a currently greenfield site, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no identified risk of surface water flooding. • The site is not within an area of groundwater concern and therefore is not at risk of groundwater flooding. • No identified watercourses are on site. • 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 and surface water flood risk, 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 flooding, and that policies within the plan will provide for suitable mitigation for surface water, the impact on this SA Objective is likely to be major positive over all timeframes as residents and property would not be at risk.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 244/3150 Name: Land adjacent to Funnell's Farm, Maynards Green Road, Maynards Green, TN21 0DG
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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. • 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 limited size of the site and the potential development that could come forward, it is considered there will be no significant effect on this SA Objective and that mitigation through good design and compliance with local plan policies will address water efficiency and water quality.
SO5	SOIL, LAND & MINERALS					• The site is an undeveloped greenfield site. • The site is not safeguarded for minerals or waste operations. • There are no known contamination issues on the site, but previous agricultural use may have led to some soil contamination, to be investigated and mitigated as required. • The site is proposed to be developed for between 6-8 dwellings. 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, further investigation would be required and 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: 244/3150 Name: Land adjacent to Funnell's Farm, Maynards Green Road, Maynards Green, TN21 0DG
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						• 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 areas classified as 'Darker' by CPREs light pollution mapping. Any development will therefore have some effect on the rural setting of the area at night, although the development is small scale and bound by residential development to the north, south and east. Subject to careful consideration in design, any impact could be mitigated to some degree. • 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 location of this site will also result in an increase in air pollution as residents will be car dependant to some degree to meet their day to day needs, due to the isolated location of the site away from any settlement and services or facilities. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Due to the location of the site, and likely impact from light and air pollution, there will be some minor negative effects expected on this SA Objective. Mitigation measures are likely possible through appropriate application of relevant Local Plan policies, and noting the small scale of development, but will remain to some extant due to location of the site in this area.
SO8	GREEN & BLUE INFRASTRUCTURE					• Trees and hedgerows exist on the boundaries of the site, with dense hedgerows and substantial trees to the east and west boundaries specifically. • Development would need to seek to retain and enhance boundary features for biodiversity, and connectivity of green infrastructure in the locality.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 244/3150 Name: Land adjacent to Funnell's Farm, Maynards Green Road, Maynards Green, TN21 0DG
		S	M	L	Overall	Commentary
						• Any development would also need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact is considered to be minor positive initially, because the development would bring some biodiversity net gain. However, over the long term, the segregation of this site limits the value that any green infrastructure provides to people, other than the small population of residents on site. It would therefore serve purpose for biodiversity benefits primarily, similar to the existing greenfield site that exists at present. Any green space would also be small scale given the size of development on site. The effects on this SA are therefore not significant.
SO9	BIODIVERSITY					• The nature of the site is likely to result in the loss of some biodiversity in the short-term during construction although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate quantum, siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The effect on this SA Objective is considered to be minor positive, as achieving Biodiversity Net Gain is likely to increase the biodiversity value of the site.
SO10	LANDSCAPE & TOWNSCAPE					• The site is located wholly within the High Weald National Landscape. • The site was classified as being in a moderately sensitive location within the 2023 Landscape Character Assessment, as the site has a limited expression of the defining components of character of the High Weald AONB, in which the site is situated.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 244/3150 Name: Land adjacent to Funnell's Farm, Maynards Green Road, Maynards Green, TN21 0DG
		S	M	L	Overall	Commentary
						• The site is well related to the linear development in Maynards Green, both north and south of the site, and on the western side of the B2203 Maynards Green Road, opposite the site. Submission documents dhow w linear form of development to the front part of the site only, to replicate this form and alignment of surrounding development. • Subject to development respecting this scale and form of nearby development, conserving the character of the street scene and this part of the High Weald, there should be no adverse impact on the character and appearance of the wider landscape. • Policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies. • Whilst there is a lack of a fully detailed scheme for the site, which is key to assessing character and landscape impact, it is considered that the site has low landscape value and its development would not be at odds with its surroundings. As such, it is considered there will be no significant effect on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• Funnells Farmhouse is a Grade II Listed Building located to the south of the site. • Development will need to consider the impact of development on this designated heritage asset, particularly in terms of setting. • The site is not in a Conservation Area and nor is it within the setting of a CA. • Without a detailed scheme to assess impact of development on the adjacent heritage asset, and undertaking a settings exercise in accordance with Historic Environment good practice, the impact on this SA objective remain uncertain at this time.
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: 244/3150 Name: Land adjacent to Funnell's Farm, Maynards Green Road, Maynards Green, TN21 0DG
		S	M	L	Overall	Commentary
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site has an existing vehicular access provided by a gated field access set back from the highway, with good visibility. This would need to be upgraded to provide suitable access for the development proposed. • A narrow footway exists along the site frontage, which runs along the eastern side of the B2203, providing pedestrian connectivity between Horam (located 1.7km to the south of the site) and Heathfield (1.9km) to the north. • The is a bus stop on the southbound carriageway opposite the site, and a further stop northbound, located 50m south of the site. These stops are located on the 51 bus route, providing half hourly services between Heathfield and Eastbourne. • There is a footway either side of the B2203 connecting the site to these bus stops. • The western boundary of the site also abuts the Cuckoo Trail to the west, which is a licensed bridleway providing car free pedestrian and cycle access to Horam (and ultimately Polegate) to the south, and Heathfield further north. However, the development does not appear to propose direct access to this or enhanced connectivity, and this may be difficult to achieve due to topography and level differences between the sites, not may it be viable on development of this small scale. Access to the Cuckoo Trail is possible from West Lane 50m to the south, but with no footway along West Lane itself. Pedestrians would therefore need to walk along the road for 70m before accessing the Cuckoo Trail. This may make the route unfavourable for those with mobility difficulties, or the elderly or children. • The Cuckoo Trail does provide cycling provision which is well used in the locality, for both leisure and some convenience/employment trips. • The nearest train stations are Berwick (8 miles), Uckfield (8.5 miles) and Buxted (9 miles). However, there are no options to access these via bus services from the site, unless connecting via nearby towns, which results in significant journey times and is unlikely to be convenient. • The site is located equidistant between Horam and Heathfield. The settlement of Maynard's Green itself has little to no services or facilities, meaning residents will have to travel to either Horam or Heathfield to meet day to day needs. This includes in employment, some education, retail, leisure and service needs. Trips are therefore likely to be generated from the site multiple times a day, with travel to nearby areas, rather than within the settlement itself.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 244/3150 Name: Land adjacent to Funnell's Farm, Maynards Green Road, Maynards Green, TN21 0DG
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered minor negative at this stage given the site's unsustainable location, with limited public transport services. A more major effect is mitigated by some footway and cycle network provision nearby.
SO14	HOUSING					• The site proposes 6-8 residential dwellings, below the category for major development as set out in the GDPO. Whilst some contribution may be made towards housing, this would not be significant. • The impact on this SA Objective is therefore positive initially, providing some housing in a rural area, but having no significant effect on this SA objective in the long term.
SO15	HEALTH & WELLBEING					• The nearest health services are located in Horam village, to the south of the site. • The clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The existing capacity within the health sector for this area would need to be expanded. • There is a deficit in amenity green space and play provision within the Parish of Horam, as identified in the Wealden Open Space Study 2022. • The location of Horam village relatively central in the District means it is served by sports facilities in the catchment areas of Heathfield, Hailsham and Crowborough. Each of these have varying deficits in pitch provision. • The site proposes only 6-8 dwellings, which is below threshold to require any on site open/play space provision, or any contribution to health infrastructure. The impact of development is therefore not of a level to create an impact significant enough to seek this infrastructure. • Other Local Plan policies will address matters of health and wellbeing within the district more generally and the development proposal will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 244/3150 Name: Land adjacent to Funnell's Farm, Maynards Green Road, Maynards Green, TN21 0DG
		S	M	L	Overall	Commentary
						• Given the small scale of development on site, below any threshold to require on site provision or infrastructure, there will be no significant 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. • This will be a key consideration given the sites location in the High Weald National landscape, where development should conserve or enhance. • 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, dependant unit numbers and site size, and policies of provision of affordable housing within the High Weald National Landscape area. These matters will affect issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 244/3150 Name: Land adjacent to Funnell's Farm, Maynards Green Road, Maynards Green, TN21 0DG
		S	M	L	Overall	Commentary
						• The site is located some distance from any settlement, thus fails to support any existing rural settlement. However, the settlements of Horam and Heathfield are likely to continue with or without this development. • Due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective
SO20	EDUCATION & SKILLS					• The site is located 450m north of Maynard's Green Primary School with a footpath that connects the site to this school. However, the school is identified as having capacity and access issues, requiring some modernisation. This, combined with the fact that Horam village is identified as having a shortfall of early years provision and primary school provision, has resulted in the need for a new two from entry primary school to replace the existing but constrained primary school at Maynard's Green. Whilst the site is therefore located in close proximity t the existing primary school, this position may not remain long term. • Secondary education is available at Heathfield Community College, accessible via a 30-minute bus ride. • Notwithstanding, the development proposes only 6-8 dwellings, which is small scale and of a level that will not justify a specific contribution being made to local education infrastructure. The effect of development on this SA objective is therefore of no significant effect.

SUMMARY OF RESULTS:	Site No:244/3150				Name: Land adjacent to Funnell's Farm, Maynards Green Road, Maynards Green															
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 detailed 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.
Cumulative Effects	The nearby village of Horam, and town of Heathfield, are both classified as sustainable settlements with some capacity for growth. Whilst this site lies outside of either settlement, in a unstainable location, should wider development come forward in the area there may be a need to consider the impact of development on the transport network (through a county-wide transport model) and local highway network, specifically in terms of the A267 and local intersections/access points. Other infrastructure such as education, health services and community facilities will need to be considered. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural, even noting the very small scale of the site and development to be brough forward.

Summary	The site lies outside of any proposed development boundary, isolated from the village of Horam with limited access to services and facilities, or public transport. Development of the site therefore fails to comply with the overall strategy for development within Wealden, as the site is located in an unstainable location. Major positive effects: **SO3 Flood Risk** The site is not at risk form any flooding, thus development for the purposes set out is compatible with this flood risk designation, and will lead to suitable drainage being delivered in compliance with other Policies in the Plan. Minor positive effects: **SO9 Biodiversity** Development will require Biodiversity Net Gain to be achieved, on or off site, bring benefits to diversity network and habitat in the District. Major negative effects: **None**. Minor negative effects: **SO1 Climate Change Mitigation, SO6 Waste, SO7 Pollution, and SO13 Sustainable Travel & Accessibility** Given that the site is isolated and detached from any identified settlement or local facilities and amenities, and has only limited access to sustainable transport links, negative effects are expected on climate change and pollution, and sustainable travel and accessibility, due to the car dependency arising as a result of development. All development will result in an increase in greenhouse gas emissions, waste production and light pollution, particularly with an increase of private motor vehicles inevitably arising from the development. However, the application of Local Plan policies should mitigate any negative impacts. No significant effect: **SO4 Water Resources/Quality, SO8 Green & Blue Infrastructure, SO10 Landscape & Townscape, SO14 Housing, SO15 Health and Wellbeing, SO18 Economy & Employment and SO19 Town & Village Centres and SO20 Education** Given the small scale nature of development proposed, there is likely to be no significant effect on these objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is rejected for allocation. The site comprises agricultural land located between the Cuckoo Trail to the west (which is a public right of way) and the B2203 to the east. The site is well related to the linear development in Maynards Green, both north and south of the site and development should not have an adverse impact on the character and appearance of the wider High Weald National Landscape. However the site is isolated and detached from any local facilities, amenities or services in nearby Horam village or Heathfield town, with limited public transport options. Even if enhancements were made to improve connectivity

	to nearby routes, the site remains detached from any settlement. Development would therefore fail to comply with the spatial strategy of the area.

SHELAA Ref: 614/3030 **SITE:** Land at The Old Brickyard, Chiddingly Road, Horam

SUSTAINABILITY OBJECTIVE		Effects				Site No: 614/3030 Name: Land at The Old Brickyard, Chiddingly Road, Horam, TN21 0JJ
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises a number of fields containing trees and scrub to the south west of Horam and to the west of Chiddingly Road. The central part of the eastern field comprises of mixed- use light industrial units and associated hardstanding, whilst the south western part of the site comprises a small number of buildings associated with equestrian uses and fields. • Development proposes a mixed use residential/commercial scheme, with the submission documents stating the site has the potential for up to 62 (net) dwellings. • The site is located south of the village of Horam, with only the southeastern portion of the site in the proposed settlement boundary. • The nearest bus stops are some 650m to the north-east (at the confluence of Chiddingly Road and the A267) and 0.6 miles to the north-east (in the centre of Horam). The nearest train stations are Buxted (6.4 miles) and Uckfield (6.7 miles). Given the distances involved and the options for connecting public transport, these could only be reached by car. Buses here are provided every 30 minutes, with services running between Heathfield to the north and Eastbourne to the south. • Pedestrian access is possible via an existing footpath which connects to the centre of Horam. There is no dedicated cyclepath but cycling along Chiddingly Road and into Horam would be possible, particularly during daylight and pleasant weather, although it is noted that the roads will be busier in next few years if existing permissions and resolutions to approve are built out, on the south-eastern side of the road. • No PRoWs cross the site., although there is a PRoW on the opposite side of Chiddingly Road, which ventures eastwards. Horam is identified as a sustainable settlement, being a primary village, due to the facilities, services and sustainable transport modes available.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 614/3030 Name: Land at The Old Brickyard, Chiddingly Road, Horam, TN21 0JJ
		S	M	L	Overall	Commentary
						• Given that the majority of the site lies outside the development boundary, it fails to comply with the overall strategy for development within Wealden as it lies mostly outside a sustainable settlement. • Development will however result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is no known risk of surface water flooding and no watercourses are present on site. • Redevelopment of the site at this scale would introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. A drainage strategy will need to consider the layout/amount of development proposed. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 614/3030 Name: Land at The Old Brickyard, Chiddingly Road, Horam, TN21 0JJ
		S	M	L	Overall	Commentary
SO3	FLOOD RISK					• The site lies within Flood Zone 1, as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is no known risk of surface water flooding, and no watercourses are present on site. • The site is not within an area of groundwater concern and therefore is not at risk of groundwater flooding. • The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided for the site in terms of surface water runoff, and control on water quality, as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given that site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be major positive over all timeframes as residents and property would not be at risk.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses on site, so the potential for water pollution is limited. • 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 relatively large scale of development proposed, 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 on water resources could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in

SUSTAINABILITY OBJECTIVE		Effects				Site No: 614/3030 Name: Land at The Old Brickyard, Chiddingly Road, Horam, TN21 0JJ
		S	M	L	Overall	Commentary
						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 mixed greenfield/brownfield and located in a peripheral location. • The site is not safeguarded for minerals or waste operations. • There are no known contamination issues on the site. However, given the site's current use, potential remediation works may be required to resolve any contamination that may be present. • 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 effect on this SA Objective is considered to be uncertain at this stage as further information is required to the extent and impact of the development.
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. Given the scale of development and likely timescale for construction, best practice construction techniques will need to be followed and set out in a Construction Management Plan. This will ensure management and monitoring in a site specific manner, whilst allow complying with other Policies in the Plan that 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 areas classified as 'Darker' by CPREs light pollution mapping. Any development will therefore have some notable effect on the rural tranquillity of the area at night, and will need careful consideration in design, and layout and quantum of development, to mitigate some of this impact.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 614/3030 Name: Land at The Old Brickyard, Chiddingly Road, Horam, TN21 0JJ
		S	M	L	Overall	Commentary
						• There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • The site is located in relatively close proximity to Wealden Crematorium to the east, bringing a potential significant amount of residential development closer to the crematorium than was planned when it was first designed in recent years. Smoke, gases or fumes emitted from its chimney, have the potential to cause an adverse impact to future resident's air quality, especially when combined with other sources of pollutants (increased traffic for example due to road proximity on some parts of the site and increased development in the locality) This could result in an adverse impact on residential amenity, requiring a site specific Air Quality Assessment to be undertaken. Mitigation can then be designed accordingly, whether this be through location ad siting of development, or alignment and mitigation measures needed. • 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. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Due to the size of development, and likely impact from light, noise and air pollution, there will be some minor negative effects expected on this SA Objective. Mitigation measures are likely possible to reduce emissions through appropriate application of relevant Local Plan policies.
SO8	GREEN & BLUE INFRASTRUCTURE					• The north-eastern part of the site is currently heavily wooded. To the western boundary, aside from the residential dwelling, is a thick tree belt on the boundary. This links to existing hedgerows in the adjacent fields. • The site is otherwise disconnected from other habitats by established residential properties to the north-east as well as the Horam golf course to the north-east.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 614/3030 Name: Land at The Old Brickyard, Chiddingly Road, Horam, TN21 0JJ
		S	M	L	Overall	Commentary
						• The woodland in the north-eastern part of the site is designated Priority Habitat Woodland, which connects to nearby Ancient Woodland and Deciduous Woodland Priority Habitat. • Development of the site at this scale would require the loss of woodland priority habitat • Any development will need to ensure the retention of existing trees on site, which will not be possible at the scale of development proposed, and it is unlikely that a minimum of 20% biodiversity net gain (BNG) could be achieved on site. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact is therefore considered to be major negative at this time as the sites development would result in the total loss of significant proportions of trees and woodland, which would majorly impact on the green infrastructure network.
SO9	BIODIVERSITY					• The site is likely to have some notable biodiversity value given the heavily wooded north eastern portion of the site, thick tree belt on the western boundary and tree belt on the front boundary. Some of these trees are subject to a Tree Preservation Order • Ancient woodland abuts the site's north western boundary. • The priority habitat woodland within the site forms connections to the nearby Ancient Woodland and Deciduous Woodland Priority Habitat. • Development would need to provide a suitable buffer to protect the ancient woodland adjacent to the site. However, development at this scale would result in the loss of much of the Priority Habitat wooded area, which would not be acceptable. The amount of development, its extent and proximity, and the activity and impact arising from it, could have potential significant effects on the ecosystem the ancient woodland and other woodland seeks to protect. Development will therefore need to be reduced, carefully sited and considered, as well as providing mitigation needed. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 614/3030 Name: Land at The Old Brickyard, Chiddingly Road, Horam, TN21 0JJ
		S	M	L	Overall	Commentary
						• Due to the potential harm from development on the existing biodiversity of the site, due to the scale and extent of potential development and loss of heavily wooded priority habitat, together with the existence of irreplaceable habitat adjacent to the site, major negative effects are expected on this SA Objective
SO10	LANDSCAPE & TOWNSCAPE					• The Landscape Sensitivity Assessment 2023 states that the site landscape is moderately sensitive to residential development. Whilst existing buildings act as a screen from Chiddingly Road, the site is more open to the north-west / west. • Development of the western fields of the site would have a significant visual impact, given the lack of screening and panoramic views over the wider landscape to the north. The majority of the eastern portion of the site (behind the existing depot) is heavily covered by existing trees and vegetation, which is also designated Priority Habitat Woodland, and the removal of which would have an unjustified impact on the wider landscape. • The landscape is not within a protected area of the High Weald, or the South Downs National Park, nor in the setting or locality of either. • Development at the site would need to provide landscape mitigation to visually contain the site, and retain all vegetation within and surrounding the site, especially mature woodlands and trees, as these provide screening to the sites as well as contributing to the green infrastructure network of the site and provide links for wildlife through the sites and beyond. • Policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies. • Despite the lack of a fully detailed scheme for the site which is key to assessing character and landscape impact, the impact on the wider landscape as a result of the loss of woodland and the open views from the site, the effect on the SA objective is considered to be major negative
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not in a Conservation Area and nor is it within the setting of a CA. No other heritage assets are located in or nearby the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 614/3030 Name: Land at The Old Brickyard, Chiddingly Road, Horam, TN21 0JJ
		S	M	L	Overall	Commentary
						• The effect on this SA Objective is considered to have no significant effect due to the absence of any heritage assets within or around the site.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site benefits from existing accesses off Chiddingly Road, one which is a field gate leading to the dwelling on the site, one leading to the commercial premises in the south-eastern corner. Given Chiddingly Road's good visibility, visibility splays could be easily achievable. • The nearest bus stops are some 650m to the north-east (at the confluence of Chiddingly Road and the A267) and 0.6 miles to the north-east (in the centre of Horam). The nearest train stations are Buxted (6.4 miles) and Uckfield (6.7 miles). Given the distances involved and the options for connecting public transport, these could only be reached by car. Buses here are provided every 30 minutes, with services running between Heathfield to the north and Eastbourne to the south. • Pedestrian access is possible via an existing footpath which connects to the centre of Horam. There is no dedicated cyclepath but cycling along Chiddingly Road and into Horam would be possible, particularly during daylight and pleasant weather, although it is noted that the roads will be busier in next few years if existing permissions and resolutions to approve are built out, on the south-eastern side of the road • No PRoWs cross the site., although there is a PRoW on the opposite side of Chiddingly Road, which ventures eastwards. Horam is identified as a sustainable settlement, being a primary village, due to the facilities, services and sustainable transport modes available. • The site is located just half a mile from the centre of Horam with pedestrian access available.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 614/3030 Name: Land at The Old Brickyard, Chiddingly Road, Horam, TN21 0JJ
		S	M	L	Overall	Commentary
						• Horam is identified as a sustainable settlement, being a primary village, due to the facilities, services and sustainable transport modes available. • No detail is given of enhancement to current public transport provision. • The site benefits from existing vehicular access and offers pedestrian connectivity into Horam Village. Therefore, the impact on this SA objective is considered to be minor positive in this instance as no detail is provided as to improvements to public transport provision can be achieved,
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, the site promoter has identified that the whole site would deliver up to 62 (net) dwellings. • Furthermore, due to the size of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services are located in Horam, less than a mile away, within a 17 minute walk. • The clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The existing capacity within the health sector for this area would need to be expanded. • There is a deficit in amenity green space and play provision within the Parish of Horam, as identified in the Wealden Open Space Study 2022. • The location of Horam village relatively central in the District means it is served by sports facilities in the catchment areas of Heathfield, Hailsham and Crowborough. Each of these have varying deficits in pitch provision. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 614/3030 Name: Land at The Old Brickyard, Chiddingly Road, Horam, TN21 0JJ
		S	M	L	Overall	Commentary
						• Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector. Given that the development's scale, the lack of sports provision is not considered to be significantly impacted when looking at the site in isolation.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The site currently comprises some mixed use light industrial units and it is proposed to intensify the employment provision on site, although no information is provided as to how many jobs will be created or what form of new business this be accommodated. • The proposed development would have additional benefit in terms of the jobs that may be created in the short term in relation to construction. • Other Local Plan policies will address matters of residential amenity, noise, contamination as a result of new employment development, and the development proposal will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 614/3030 Name: Land at The Old Brickyard, Chiddingly Road, Horam, TN21 0JJ
		S	M	L	Overall	Commentary
						• Therefore, it is considered that the effect on this SA Objective will be minor positive over all timescales.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is located in close proximity to Horam centre with dedicated pedestrian infrastructure. Therefore, given its scale, the development will support services in the centre, with future occupiers accessing and supporting local retail stores, services and meeting places, helping to sustain these key features of a primary village centre. • Based on the additional support development could bring for local services it is considered that the site would have a minor positive effect on this SA Objective.
SO20	EDUCATION & SKILLS					• Horam village is identified as having a shortfall of early years provision and primary school provision, both largely emerging at the latter end of the Plan period, notwithstanding that Maynard's Green Primary School exists in the locality (1.6 miles away), as this struggles with capacity and access issues. It has been identified that there is a need for the provision of a new two from entry primary school with early years provision to replace the existing but constrained primary school at Maynard's Green. • The nearest pre-school is Horam Community Pre-School, located 0.5 miles away, via a 12-minute walk (noting that there are no pathways providing safe access) • Secondary education is available at Heathfield Community College, accessible via a 35-minute bus ride. • There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • 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 may be some degree of pressure given the current inadequate school place provision within Horam. The applicant would be required to work with East Sussex County Council to resolve this as part of the application process, therefore the effects over the longer term are uncertain at this time

SUMMARY OF RESULTS:	Site No: 614/3030	Name: Land at The Old Brickyard, Chiddingly Road, Horam																		
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 detailed 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.
Cumulative Effects	Horam is classified as a sustainable settlement, being a primary village in the Settlement Hierarchy, that offers services and facilities including a primary school, medical facilities, employment floor space, small retail stores and recreation/community space. The village has some capacity for growth, but 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 local highway network, specifically in terms of the A267 and local intersections/access points. Other infrastructure such as education, health services and community facilities will need to be considered. However, it is

	acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site lies partially within the proposed development boundary for Horam and has good access to Horam Village via sustainable transport modes. Given that the majority of the site lies outside the development boundary, it fails to comply with the overall strategy for development within Wealden as it lies mostly outside a sustainable settlement. Major positive effects: **SO3 Flood Risk and SO14 Housing** The site is located within Flood Zone 1, and as such, is at the lowest risk of flooding. Whilst there will be an increase in impermeable surface as a result of development, it is considered that mitigation through sustainable drainage provision will ensure that flood risk is suitably controlled. Development of the site will make a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Minor positive effects: **SO13 Travel & Accessibility, SO18 Economy & Employment and SO19 Town and Village Centres** The site benefits from existing vehicular access and offers pedestrian connectivity into Horam Village. It is likely that through development of this scale, further public transport enhancements could be secured as part of the planning application process. The development proposes the intensification of existing employment uses on the site, offering potential for additional jobs and a positive effect on the local economy. From the residential portion of the site, future occupiers will be able to access and support local retail stores, services and meeting places, helping to sustain these key features of a primary village centre. Major negative effects: **SO8 Green & Blue Infrastructure, SO9 Biodiversity and SO10 Landscape & Townscape** Development of the western fields of the site would have a significant visual impact, given the lack of screening and panoramic views over the wider landscape to the north. The majority of the eastern portion of the site (behind the existing depot) is heavily covered by existing trees and vegetation, which is also designated Priority Habitat Woodland, and the removal of which would have an unjustified impact on the wider landscape, as well as causing significant harm to biodiversity and the green infrastructure network, and it is not considered that there is potential for this to be sufficiently mitigated.

	Minor negative effects: **SO1 Climate Change Mitigation, SO6 Waste and SO7 Pollution** All development will result in an increase in greenhouse gas emissions, waste production and light pollution, particularly with an increase of private motor vehicles inevitably arising from the development. However, the application of Local Plan policies should mitigate any negative impacts. No significant effect: **SO11 Culture & Heritage** There are no heritage assets within or surrounding the site that are likely to be affected by the development. Uncertain**:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not selected for allocation as the majority of the eastern portion of the site (behind the existing depot) is heavily covered by existing trees and vegetation, the removal of which would have an unjustified impact on the wider landscape, ecological value of the site, as well as causing harm to the wider green infrastructure network. Given the sensitive landscape and ecological constraints to the site, it is considered unsuitable for residential development. Furthermore, the eastern part of the site (as well as the frontage along Chiddingly Road) was refused outline planning permission for 65 dwellings under planning reference WD/2017/1727/MAO for a number of issues raised above in terms of ecology, ancient woodland and highways.

SHELAA Ref: 661/3030 **SITE:** Land at Linda House, Little London Road, Horam

SUSTAINABILITY OBJECTIVE		Effects				Site No: 661/3030 Name: Land at Linda House, Little London Road, Horam, TN21 0BL
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site lies close to existing residential development along the A267 and comprises of two residential properties, a large pond with mature specimen trees and two small fields of grassland, which are bounded by thick shaws/hedgerows. A small amount of ancient woodland covers the far eastern end of the site and also bounds the northern boundary. • Development proposes a residential scheme although no proposed capacity has been submitted. • The site is located outside of the proposed settlement boundary. • The nearest bus stops are located within the village itself, some 500m – 550m to the south-east of the site entrance. These are located on the B2203 in the centre of Horam. The nearest train stations are Buxted (6 miles) and Uckfield (6.6 miles). Both stations are only realistically accessible via private vehicles. • The site is connected to Horam via an existing footway and this is located on the same side of the A267 as the site. There is no dedicated cyclepath although access to the Cuckoo Trail could be explored. • There are no Public Rights of Way within the site itself although the Cuckoo Trail lies in close proximity to the east. • Horam is identified as a sustainable settlement, being a primary village, due to the facilities, services, and sustainable transport modes available. • The site fails to comply with the overall spatial strategy for the district as it lies outside the proposed settlement boundary. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 661/3030 Name: Land at Linda House, Little London Road, Horam, TN21 0BL
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions, and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site is greenfield, and development would introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • One pond is located within the site and a pond is sited adjacent to the east. The Waldron Gill runs in an approximate northerly direction to the north-east of the site, but is not adjacent. Given this presence on site, a comprehensive drainage strategy, and consideration of layout/amount of development proposed. • 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. • Whilst the site is not identified as being at risk from surface water flooding, a large pond is located within the site, and a further pond adjacent to the east. This will however affect development on site and whilst can be potentially mitigated through layout and design, will affect the extent of development permissible on the site area submitted. • Mitigation measures will need to be provided for the site in terms of surface water runoff, and control on water quality, as development will introduce impermeable surfaces.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 661/3030 Name: Land at Linda House, Little London Road, Horam, TN21 0BL
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given that the potential for surface water flooding is unknown, and affects development potential on parts of the site, the effects on this SA Objective are considered uncertain at this time as further investigations would be required.
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 is a pond located within the site, presenting some potential for water pollution unless mitigated and controlled effectively. • 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 wholly a greenfield site. • The site is not safeguarded for minerals or waste operations. • There are no known contamination issues on the site. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 661/3030 Name: Land at Linda House, Little London Road, Horam, TN21 0BL
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. Given the scale of development and likely timescale for construction, best practice construction techniques will need to be followed and set out in a Construction Management Plan. This will ensure management and monitoring in a site-specific manner, whilst allow complying with other Policies in the Plan that 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 areas classified as 'Darker' by CPREs light pollution mapping. Any development will therefore have some notable effect on the rural tranquillity of the area at night, and will need careful consideration in design, and layout and quantum of development, to mitigate some of this impact. • 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. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Due to the size of development, and likely impact from light, noise and air pollution, there will be some minor negative effects expected on this SA Objective. Mitigation measures

SUSTAINABILITY OBJECTIVE		Effects				Site No: 661/3030 Name: Land at Linda House, Little London Road, Horam, TN21 0BL
		S	M	L	Overall	Commentary
						are likely possible to reduce emissions through appropriate application of relevant Local Plan policies.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site hosts a number of trees but its boundaries are more thickly populated with hedgerows and trees. There is some connectivity within the site itself but the boundaries offer far better links to the wider area, including Deciduous and Ancient Woodland to the east and north, providing wildlife corridors and stepping stones within the site itself and to the wider countryside. • Bridge Farm Shaw is an area of Ancient Woodland that lies adjacent to the northern boundary of the site, and also incorporates part of the north-eastern corner of the site itself. • Development would need to retain and enhance ecological networks and corridors and ensure appropriate buffer zones are implemented, particularly in terms of the Ancient Woodland and its irreplaceable habitat. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • 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 it is unknown as to how the proposed residential development would retain and enhance ecological networks and corridors to ensure a positive contribution to the green and blue infrastructure network,
SO9	BIODIVERSITY					• The site's northern / north-western boundary abuts a large area of Priority Habitat Deciduous Woodland. To the north-eastern corner lies another linear form of Deciduous Woodland and this largely follows the line of the Cuckoo Trail. As such, the site is likely to have some notable biodiversity value. • Bridge Farm Shaw is an area of Ancient Woodland that lies adjacent to the northern boundary of the site, and also incorporates part of the north-eastern corner of the site itself. The pond within the site further adds to the ecosystem supported in these areas.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 661/3030 Name: Land at Linda House, Little London Road, Horam, TN21 0BL
		S	M	L	Overall	Commentary
						• Development would need to provide a suitable buffer to protect the ancient woodland within and abutting the site. Development will therefore need to be carefully sited and considered, as well as providing mitigation needed. • 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. • Due to the potential harm from development on the existing biodiversity of the site and the existence of irreplaceable habitat on site, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective
SO10	LANDSCAPE & TOWNSCAPE					• The site has been classified as being of moderate to high sensitivity within the 2023 Landscape and Visual Appraisal, due to the site expressing many of the defining components of character of the High Weald AONB and being detached from the existing settlement edge of Horam, particularly towards the east of the site that contains ponds and ancient woodland. • The majority of the site lies within the High Weald National Landscape, and whilst a small portion towards the southern boundary lies outside, it will still form part of its setting. • In light of the above, and taking account of the fact that this site is in a rural location, it is considered to be sensitive in landscape terms. The recent dismissed appeal decision notice for residential development at the site stated that the development of the site would cause significant harm to the High Weald National Landscape. Consequently, residential development would in the main have a significant and unjustified harmful impact on the rural character and appearance of the locality and AONB. • Policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies. • Despite the lack of a fully detailed scheme for the site which is key to assessing character and landscape impact, the impact on the rural nature of the site from developing this site within the High Weald National Landscape, outside of the proposed

SUSTAINABILITY OBJECTIVE		Effects				Site No: 661/3030 Name: Land at Linda House, Little London Road, Horam, TN21 0BL
		S	M	L	Overall	Commentary
						settlement boundary, taken together with a recent appeal decision which supports this view, the effect on the SA objective is considered to be major negative.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not in a Conservation Area and nor is it within the setting of a CA. No other heritage assets are located in or nearby the site. • The effect on this SA Objective is considered to have no significant effect due to the absence of any heritage assets within or around the site.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site benefits from an existing access off the A267, which is suitably sized and could easily be widened. Therefore, a suitable vehicular access can be provided for such scheme and there is a pedestrian route to Horam's Village Centre. • The nearest bus stops are located within the village itself, some 500m – 550m to the south-east of the site entrance. These are located on the B2203 in the centre of Horam. The nearest train stations are Buxted (6 miles) and Uckfield (6.6 miles). Both stations are only realistically accessible via private vehicles. • The site is connected to Horam via an existing footway and this is located on the same side of the A267 as the site. There is no dedicated cyclepath although access to the Cuckoo Trail could be explored • There are no Public Rights of Way within the site itself although the Cuckoo Trail lies in close proximity to the east • The site is located less than 1 mile from the centre of Horam • No detail is given of enhancement to current public transport provision, but improvements may be required to further encourage use, and details should be considered via a Travel Plan.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 661/3030 Name: Land at Linda House, Little London Road, Horam, TN21 0BL
		S	M	L	Overall	Commentary
						• It is considered that the site is in a relatively sustainable location with adequate access to services and public transport links. Whilst some improvements may be required in terms of access arrangements, development may also be able to secure improvements to public transport infrastructure. Therefore, the impact on this SA Objective is considered to be minor positive.
SO14	HOUSING					• There are no details as to the 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. • The impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward
SO15	HEALTH & WELLBEING					• The nearest health services are located in Horam, with a GP surgery on Horebeech Lane to the immediate north of the site, within half a mile, accessible via a 11 minute walk. • The clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The existing capacity within the health sector for this area would need to be expanded. • There is a deficit in amenity green space and play provision within the Parish of Horam, as identified in the Wealden Open Space Study 2022. • The location of Horam village relatively central in the district means it is served by sports facilities in the catchment areas of Heathfield, Hailsham and Crowborough. Each of these have varying deficits in pitch provision. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services,

SUSTAINABILITY OBJECTIVE		Effects				Site No: 661/3030 Name: Land at Linda House, Little London Road, Horam, TN21 0BL
		S	M	L	Overall	Commentary
						the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector and under provision of sports facilities
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site's development will however, support services in the centre, with future occupiers accessing and supporting local retail stores, services and meeting places, helping to sustain these key features of a primary village centre.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 661/3030 Name: Land at Linda House, Little London Road, Horam, TN21 0BL
		S	M	L	Overall	Commentary
						• Based on the additional support development could bring for local services it is considered that the site would have a minor positive effect on this SA Objective.
SO20	EDUCATION & SKILLS					• Horam village is identified as having a shortfall of early years provision and primary school provision, both largely emerging at the latter end of the Plan period, notwithstanding that Maynard's Green Primary School exists in the locality (1.1 miles away), as this struggle with capacity and access issues. It has been identified that there is a need for the provision of a new two from entry primary school with early years provision to replace the existing but constrained primary school at Maynard's Green. • The nearest pre-school is Horam Community Pre-School, located 0.5 miles away, via a 10-minute walk (noting that there are no pathways providing safe access) • Secondary education is available at Heathfield Community College, accessible via a 35-minute bus ride. • There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • 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 may be some degree of pressure given the current inadequate school place provision within Horam. The applicant would be required to work with East Sussex County Council to resolve this as part of the application process, therefore the effects over the longer term are uncertain at this time.

SUMMARY OF RESULTS:	Site No:661/3030	Name: Land at Linda House, Little London Road, Horam																		
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 detailed 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.
Cumulative Effects	Horam is classified as a sustainable settlement, being a primary village in the Settlement Hierarchy, which offers services and facilities including a primary school, medical facilities, employment floor space, small retail stores and recreation/community space. The village has some capacity for growth, but 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 local highway network, specifically in terms of the A267 and local intersections/access points. Other infrastructure such as education, health services and community facilities will need to be considered. However, it is

	acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site lies outside of the proposed development boundary for Horam, although located in relatively close proximity to the village. Sustainable transport options are present to access services and facilities. Notwithstanding this, development of the site in fails to conform with the overall strategy for development within Wealden as it lies outside of the sustainable settlement. Major positive effects: **SO14 Housing** Development of the site will make a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Minor positive effects: **SO13 Travel & Accessibility and SO19 Town & Village Centres** The site benefits from an existing access off the A267, which is suitably sized and could easily be widened. Therefore, a suitable vehicular access can be provided for such scheme and there is a pedestrian route to Horam's Village Centre. A recent appeal decision confirmed that whilst being outside of the proposed settlement boundary, the site is in a relatively sustainable location with adequate access to services and public transport links. Whilst some improvements may be required in terms of access arrangements, development may also be able to secure improvements to public transport infrastructure. The development will support services in the centre, with future occupiers accessing and supporting local retail stores, services and meeting places, helping to sustain these key features of a primary village centre. Major negative effects: **SO10 Landscape & Townscape** The site lies in a rural location, is sensitive in landscape terms and is likely to comprise high ecological value. A recent dismissed appeal decision notice for residential development at the site stated that the development of the site would cause significant harm to the High Weald National Landscape. Consequently, residential development would in the main have a significant and unjustified harmful impact on the rural character and appearance of the locality and AONB.

	Minor negative effects: **SO1 Climate Change Mitigation, SO6 Waste, SO7 Pollution and SO9 Biodiversity** All development will result in an increase in greenhouse gas emissions, waste production and light pollution, particularly with an increase of private motor vehicles inevitably arising from the development. However, the application of Local Plan policies should mitigate any negative impacts. The site's is likely to have notable biodiversity value resulting from the large area of Priority Habitat Deciduous Woodland abutting the site, as well as that within. Ancient Woodland is also present within the site, and the pond within further adds to the ecosystem supported in these areas. It is considered that development could potentially harm this existing biodiversity value, although it is acknowledged that there is potential for some degree of mitigation through the application of Local Plan policies. No significant effect: **SO11 Culture & Heritage and SO18 Economy & Employment** There are no heritage assets within or surrounding the site that are likely to be affected by the development. The site does not propose employment uses, and as such there will be no significant effect on this objective. Uncertain**:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation on the basis that its development will cause significant harm to the landscape, most notably the High Weald National Landscape. The site is quite rural by nature and it predominantly lies within the High Weald National Landscape. Whilst it lies just outside the proposed settlement boundary of a Type 3 Settlement, it is relatively well connected to public transport and local amenities by existing footpaths. Notwithstanding this, the site is sensitive in landscape terms. The recent dismissed appeal decision notice supported this determination. Consequently, residential development would in the main have a significant and unjustified harmful impact on the rural character and appearance of the locality and High Weald National Landscape.

SHELAA Ref: 830/3030 **SITE:** Land at Cauldavon, Horebeech Lane, Horam

SUSTAINABILITY OBJECTIVE		Effects				Site No: 830/3030 Name: Land at Cauldavon, Horebeech Lane, Horam, TN21 9EA
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises a house, garden, stable and field located adjacent to Horebeech Lane and to the east of Horam. • Development proposes a residential scheme, with the submitted documents suggesting a potential capacity of up to 60 dwellings when considered in combination with the adjacent site (ref: 889/3030) at Land adjacent to Laundry Lane and Cauldavon. • The site complies with the overall spatial strategy for the district as it is within this sustainable settlement, and within the proposed development boundary. • The nearest bus stop is on the A267 approximately 1,000 metres to the west with footway connectivity. Buses here are provided every 30 minutes, with services running between Heathfield to the north and Eastbourne to the south. • A footway exists on the north side of Horebeech Lane, which abuts the existing access to the property. The Cuckoo Trail also hosts a cycle route, which is sited approximately 400m away. • Horam is identified as a sustainable settlement, being a primary village, due to the facilities, services and sustainable transport modes available. • Development will however result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions, and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible

SUSTAINABILITY OBJECTIVE		Effects				Site No: 830/3030 Name: Land at Cauldavon, Horebeech Lane, Horam, TN21 9EA
		S	M	L	Overall	Commentary
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • Development of the site would introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. Whilst there is no identified risk of surface water flooding, given the increase in impermeable surface, a drainage strategy will still be required. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no identified risk of surface water flooding • The site is not within an area of groundwater concern and therefore is not at risk of groundwater flooding. • No identified watercourses are on site • 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 and surface water flood risk, as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk as a result of the increase in impermeable surface, the impact on this SA Objective is likely to be minor positive over all timeframes as residents and property would not be at risk.
SO4	WATER RESOURCES					• Wealden has been identified as an area of serious water stress.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 830/3030 Name: Land at Cauldavon, Horebeech Lane, Horam, TN21 9EA
		S	M	L	Overall	Commentary
	& QUALITY					• 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. However, it is still considered that 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 relatively limited size of the site and the potential development that could come forward, it is considered there will be no significant effect on this SA Objective and that mitigation through good design and compliance with local plan policies will address water efficiency.
SO5	SOIL, LAND & MINERALS					• The site is predominantly Greenfield, with the brownfield element comprising the existing dwellings. • The site is not safeguarded for minerals or waste operations. • There are no known contamination issues on the site. • 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. Given the scale of development and likely timescale for construction, best practice construction techniques will need to be followed and set out in a Construction Management Plan. This

SUSTAINABILITY OBJECTIVE		Effects				Site No: 830/3030 Name: Land at Cauldavon, Horebeech Lane, Horam, TN21 9EA
		S	M	L	Overall	Commentary
						will ensure management and monitoring in a site specific manner, whilst allow complying with other Policies in the Plan that 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 areas classified as 'Darker' by CPREs light pollution mapping. Any development will therefore have some notable effect on the rural tranquillity of the area at night, and will need careful consideration in design, and layout and quantum of development, to mitigate some of this impact. • 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. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Due to the size of development, and likely impact from light, noise and air pollution, there will be some minor negative effects expected on this SA Objective. Mitigation measures are likely possible to reduce emissions through appropriate application of relevant Local Plan policies.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site comprises substantial trees along the site's northern boundary that connect with the Priority Habitat Woodland that extends into adjacent land to the north west. • There are no watercourses in the site, although a pond exists in the adjacent woodland to the north-west of the site. • Development would need to seek to retain and enhance these features for biodiversity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 830/3030 Name: Land at Cauldavon, Horebeech Lane, Horam, TN21 9EA
		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 effect on this SA Objective is considered to be minor positive as achieving Biodiversity Net Gain is likely to increase the biodiversity value of the site.
SO9	BIODIVERSITY					• The nature of the site is likely to result in the loss of some biodiversity in the short-term during construction although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate quantum, siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The effect on this SA Objective is considered to be minor positive, as achieving Biodiversity Net Gain is likely to increase the biodiversity value of the site.
SO10	LANDSCAPE & TOWNSCAPE					• The Landscape Sensitivity Assessment 2023 states that the site landscape is within the moderate to high sensitivity category for residential development. However, it also acknowledges that the site is relatively visually contained within the wider landscape, with good vegetated screening on its southern, western and eastern boundaries and being adjacent to recent modern development. Its northern boundary is less well screened, however, which results in intervisibility in slightly longer views between the site and the High Weald National Landscape, which increases sensitivity. • The landscape is not within a protected area of the High Weald National Landscape, or the South Downs National Park, nor in the setting or locality of either. • Development at the site would need to provide landscape mitigation to visually contain the site on the northern boundary specifically. This would need to include the protection and enhancement of existing hedgerows and mature trees as well as the strengthening

SUSTAINABILITY OBJECTIVE		Effects				Site No: 830/3030 Name: Land at Cauldavon, Horebeech Lane, Horam, TN21 9EA
		S	M	L	Overall	Commentary
						of existing landscape features to improve green infrastructure connectivity throughout the site, including buffers for ancient woodland parcels. • Policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies. • Whilst there is a lack of a fully detailed scheme for the site which is key to assessing character and landscape impact, it is considered that given the site will currently well screened and adjacent to built form to the south, and mitigation can be provided to screen the site from view to the north, there will be no significant effect on this SA Objective at this time.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not in a Conservation Area and nor is it within the setting of a CA. No other heritage assets are located in or nearby the site. • The effect on this SA Objective is considered to have no significant effect due to the absence of any heritage assets within or around the site.
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					• Existing access to site is via the residential property. New access to Horebeech Lane would require widening of the existing, although trees on the highway verge could represent a constraint. Alternatively, the new housing development to the west (WD/2017/2651/MRM) could provide opportunity for accessing this proposed development site. • The nearest bus stop is on the A267 approximately 1,000 metres to the west with footway connectivity. Buses here are provided every 30 minutes, with services running between Heathfield to the north and Eastbourne to the south.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 830/3030 Name: Land at Cauldavon, Horebeech Lane, Horam, TN21 9EA
		S	M	L	Overall	Commentary
						• A footway exists on the north side of Horebeech Lane, which abuts the existing access to the property. The Cuckoo Trail also hosts a cycle route, which is sited approximately 400m away. • The site is located less than 1 mile from the centre of Horam. • A public right of way travels north to south through the centre of the site • Horam is identified as a sustainable settlement, being a primary village, due to the facilities, services and sustainable transport modes available. • The bus stops provide access to half hourly services to Heathfield in the north and Uckfield in the south. Submission documents for the wider developable area show connectivity and dedicated footpaths that link directly to these stops, to encourage use of sustainable transport modes. • No detail is given of enhancement to current public transport provision. • The existing vehicular access for the site is sub-standard for intensification and would require formalising and upgrading, or a new access could be explored. The effect on this SA objective is considered to be uncertain, as the opportunities for improved access need further investigation.
SO14	HOUSING					• There are no details as to the 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. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward
SO15	HEALTH & WELLBEING					• The nearest health services are located in the immediate vicinity. • The clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 830/3030 Name: Land at Cauldavon, Horebeech Lane, Horam, TN21 9EA
		S	M	L	Overall	Commentary
						• The existing capacity within the health sector for this area would need to be expanded. • There is a deficit in amenity green space and play provision within the Parish of Horam, as identified in the Wealden Open Space Study 2022. • The location of Horam village relatively central in the District means it is served by sports facilities in the catchment areas of Heathfield, Hailsham and Crowborough. Each of these have varying deficits in pitch provision. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services or sports provision, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development 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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 830/3030 Name: Land at Cauldavon, Horebeech Lane, Horam, TN21 9EA
		S	M	L	Overall	Commentary
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • Due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Horam will continue.
SO20	EDUCATION & SKILLS					• Horam village is identified as having a shortfall of early years provision and primary school provision, both largely emerging at the latter end of the Plan period, notwithstanding that Maynard's Green Primary School exists in the locality (1.4 miles away), as this struggles with capacity and access issues. It has been identified that there is a need for the provision of a new two from entry primary school with early years provision to replace the existing but constrained primary school at Maynard's Green. • The nearest pre-school is Horam Community Pre-School, located 0.7 miles away. • Secondary education is available at Heathfield Community College, accessible via a 35-minute bus ride. • There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • 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 may be some degree of pressure given the current inadequate school place provision within Horam. The applicant would be required to work with East Sussex County Council to resolve this as part of the application process, therefore the effects over the longer term are uncertain at this time

SUMMARY OF RESULTS:	Site No: 830/3030	Name: Land at Cauldavon, Horebeech Lane, Horam																		
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 detailed 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.
Cumulative Effects	Horam is classified as a sustainable settlement, being a primary village in the Settlement Hierarchy, that offers services and facilities including a primary school, medical facilities, employment floor space, small retail stores and recreation/community space. The village has some capacity for growth, but 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 local highway network, specifically in terms of the A267 and local intersections/access points. Other infrastructure such as education, health services and community facilities will need to be considered. However, it is

	acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site lies within the proposed development boundary for Horam, and whilst detached from the Village itself, it is in relatively close proximity and accessible by sustainable transport modes. Development of the site therefore, conforms with the overall strategy for development within Wealden as it within a sustainable settlement. Major positive effects: **None** Minor positive effects: **SO3 Flood Risk, SO8 Green & Blue Infrastructure, SO9 Biodiversity and SO14 Housing** The site is located within Flood Zone 1, and as such, is at the lowest risk of flooding. Whilst there will be an increase in impermeable surface as a result of development, it is considered that mitigation through sustainable drainage provision will ensure that flood risk is suitably controlled. Subject to the retention of boundary vegetation, the enhancement of landscape on the northern boundary, together with the achievement of Biodiversity Net Gain is likely to provide a betterment in terms of biodiversity and green infrastructure. The provision of additional dwellings on this site would make a much need contribution towards Wealden's housing needs. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Major negative effects: **None** Minor negative effects: **SO1 Climate Change Mitigation, SO6 Waste and SO7 Pollution** All development will result in an increase in greenhouse gas emissions, waste production and light pollution, particularly with an increase of private motor vehicles inevitably arising from the development. However, the application of Local Plan policies should mitigate any negative impacts. No significant effect: **SO4 Water Resources/Quality, SO10 Landscape & Townscape, SO11 Culture & Heritage, SO18 Economy & Employment and SO19 Town & Village Centres**

	Whilst all development will result in additional pressure on water resources, the application of policies in the Plan will provide sufficient mitigation through good design, noting that all development will need to comply with the most up to date Building Regulations, as well as the requirements of The Environment Act 2021. Whilst there is a lack of a fully detailed scheme for the site which is key to assessing character and landscape impact, it is considered that given the site will currently well screened and adjacent to built form to the south, mitigation can be provided to screen the site from view to the north. There are no heritage assets within the site, and it is not considered that the development would have an impact on the setting of listed buildings nearby. The site does not propose retail or employment uses, and as such there will be no significant effect on these objectives. The site is relatively small scale, and whilst new dwellings will be provided resulting in additional support for the economy, it is not considered the impact will be significant. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 60 (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 45 (net) dwellings and has been proposed for allocation on this basis. The site was recently refused outline planning permission for 60 dwellings under planning reference WD/2021/0672/MAO, in part due to the density of the site and its impact on landscape character at this edge of settlement location. The site is located on the periphery of Horam, considered a sustainable settlement within the Settlement Hierarchy, and within the proposed development boundary. There is footpath connectivity between the site and village centre, and the cycle network of the Cuckoo Trail. It is also located adjacent to existing development to the west and is visually well-contained within the wider landscape, subject to enhancements to landscaping on the northern boundary. The site is located within the proposed development boundary and therefore in accordance with the spatial strategy as a whole.

SHELAA Ref: 875/3030 **SITE:** Coxlow Farm, Horam Road, Horam

SUSTAINABILITY OBJECTIVE		Effects				Site No: 875/3030 Name: Coxlow Farm, Horam Road, Horam
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises agricultural fields, woodland and sporadic residential development of 26ha, located to the south of Horam village. • Development proposes a residential scheme, with the submission documents stating 850-1000 dwellings, across the entirety of the site. A new primary school with associated sports pitches is proposed, in addition employment floorspace, community hub, Country Park and open space. • The site is located to the immediate south of the village of Horam, within the proposed settlement boundary. • The nearest bus stops are located the western boundary of the site, at the intersection of Horam Road and Chiddingly Road and opposite the entrance to Wealden Crematorium. Buses here are provided every 30 minutes, with services running between Heathfield to the north and Eastbourne to the south. No pedestrian access exists to these bus stops at present, but a Masterplan forming part of submission shows connectivity between the site and these points, encouraging use of this sustainable transport option. • The eastern boundary of the site is delineated by the Cuckoo Trail, a licensed bridleway and popular route which provides car free pedestrian and cycle access into Horam village at the north, and recreational opportunities further afield. Access is possible from the site to the Cuckoo Trail via an existing PROW across the southern section of the site. The Cuckoo Trail then affords an exit point at Horebeech Lane (500m north of the PROW entry point) and at the village centre (1200m north of the PROW entry point) where main facilities and amenities are located. • Horam is identified as a sustainable settlement, being a primary village, due to the facilities, services and sustainable transport modes available. The submission documents also refer to on site provision of various associated development and infrastructure (schools, sport pitches, community hubs, employment space and/or retail), creating facilities on site, and reducing the need to travel off site. • The site complies with the overall spatial strategy for the district as it is within this sustainable settlement, with access to sustainable modes of transport, being well located to them, and to nearby facilities.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 875/3030 Name: Coxlow Farm, Horam Road, Horam
		S	M	L	Overall	Commentary
						• Development will however result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site is greenfield and development would introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Parts of site shown at risk from surface water flooding. This will require submission of a comprehensive drainage strategy, and consideration of layout/amount of development proposed. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1, as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 875/3030 Name: Coxlow Farm, Horam Road, Horam
		S	M	L	Overall	Commentary
						• There are areas of surface water flood risk along the south and east boundary, and feeding up in to the site, mainly form the watercourse location along the southern boundary. This will however affect development on site and whilst can be potentially mitigated through layout and design, will affect the extent of development permissible on the site area submitted. • Mitigation measures will need to be provided for the site in terms of surface water runoff, and control on water quality, as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given that the potential for surface water flooding is unknown, and affects development potential on parts of the site, the effects on this SA Objective are considered uncertain at this time as further investigations would be required.
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 is a watercourse located to the southern eastern boundary of the site, and within and close to areas of land in the northern section, presenting some potential for water pollution unless mitigated and controlled effectively. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 875/3030 Name: Coxlow Farm, Horam Road, Horam
		S	M	L	Overall	Commentary
SO5	SOIL, LAND & MINERALS					• The site is largely a greenfield site, with some existing built form in dwellings and agricultural enterprises. • The site is not safeguarded for minerals or waste operations. • The site includes Coxlow Farm, which due to previous use, may present some land contamination issues. Subject to further assessment, and detail of proposed development, the proposal may remediate this. 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. Given the scale of development and likely timescale for construction, best practice construction techniques will need to be followed and set out in a Construction Management Plan. This will ensure management and monitoring in a site specific manner, whilst allow complying with other Policies in the Plan that 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 areas classified as 'Darker' by CPREs light pollution mapping, with the majority of the site to the south and east all falling within the 'Darkest' level possible. Any development will therefore have some notable effect on the rural tranquillity of the area at night, and will need careful consideration in design, and layout and quantum of development, to mitigate some of this impact. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the

SUSTAINABILITY OBJECTIVE		Effects				Site No: 875/3030 Name: Coxlow Farm, Horam Road, Horam
		S	M	L	Overall	Commentary
						district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • The site is located opposite Wealden Crematorium to the west, bringing a potential significant amount of residential development closer to the crematorium than was planned when it was first designed in recent years. Smoke, gases or fumes emitted from its chimney, have the potential to cause an adverse impact to future resident's air quality, especially when combined with other sources of pollutants (increased traffic for example due to road proximity on some parts of the site and increased development in the locality) This could result in an adverse impact on residential amenity, requiring a site specific Air Quality Assessment to be undertaken. Mitigation can then be designed accordingly, whether this be through location and siting of development, or other mitigation measures needed. Road proximity may also necessitate Noise Assessments on parts of the site fronting the A267 Horam Road. • 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 site is well located to local services and amenities via the dedicated pedestrian and cycle way into the village, and bus stops serving a wider area. In addition, there is on site provision of some infrastructure and services (such as primary school and employment space) which enables walking on and through the site, reducing the need to travel off site. This provides some benefit, and mitigation such as EV charging or travel plans could mitigate pollution impact from travel further. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Due to the size of development, and likely impact from light, noise and air pollution, there will be some minor negative effects expected on this SA Objective. Mitigation measures are likely possible to reduce emissions through appropriate application of relevant Local Plan policies, and any major effect is lessened by the sites sustainable location in proximity to the village, with services and amenities, and options to travel by sustainable transport modes.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 875/3030 Name: Coxlow Farm, Horam Road, Horam
		S	M	L	Overall	Commentary
SO8	GREEN & BLUE INFRASTRUCTURE					• The trees and hedgerows contribute towards the green infrastructure network of the site as well as to the wider greenfield network. • The hedgerows and trees on the boundaries, and ancient woodland namely to the south, provide green infrastructure that creates wildlife corridors and stepping stones within the site itself and to the wider countryside. • Submission documents show retention of existing trees and hedgerows across large parts of the site, and retention of ancient woodland with necessary buffer zones around them. Enhancements are then proposed with notable areas of green space provided around and through the development. These take the form of a Country Park and/or public open space, in addition to recreational green space. Documents state '*a green infrastructure delivery plan will be produced, which will focus on delivering multi-functional well-designed green spaces that enhance biodiversity and strengthen local landscape character. By retaining and supplementing existing ecological and landscape features, the site will provide a unique space for leisure and recreation'* • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • The site also provides enhanced linkages to the Cuckoo Trail to the east, which acts as recreational green space, used for car free pedestrian and cycleways between Heathfield in the north and Polegate in the south. The Trail is a licenced bridleway, but with the verdant setting meaning it is also a registered Biodiversity Action Area, and makes contribution to green space and setting of this part of the District. Develeopment improves access to this space. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact is considered to be minor positive, because although development of the site itself results in loss of some undeveloped land that acts as greenspace, the development retains significant parts of the site for green space, and protects as necessary (e.g ancient woodland) and/or enhances space, and access to it. Doing so within such close

SUSTAINABILITY OBJECTIVE		Effects				Site No: 875/3030 Name: Coxlow Farm, Horam Road, Horam
		S	M	L	Overall	Commentary
						proximity to the village centre, accessible via a green infrastructure route to the east, is a positive effect.
SO9	BIODIVERSITY					• The site is likely to have some notable biodiversity value, noting the priority habitat of good quality semi improved grassland to the south east corner of the site, with habitats of woodland and grassland then extending along the southern boundary and up into the site. Pockets of priority habitat also located in and adjacent to northern sections of site, as well as BOA 71 of the Cuckoo Trail running along the eastern boundary. • Ancient Woodland exists along part of southern boundary of the site (Ten Acre Wood and Coggers Shaw), on eastern half, with Coggers Shaw then extending northwards into site, on central section. Pockets of Ancient Woodland are then more sporadic in northern sections of site and adjacent to site boundaries. Watercourses exist in some of these woodland area, further adding to the ecosystem supported in these areas. There are connections to / from the site and these areas of woodland with trees and hedgerows within the site forming internal field boundaries and wildlife corridors / stepping stones • Development would need to provide a suitable buffer to protect the ancient woodland on site. This may need to be more carefully considered than providing minimum buffer distance. The amount of development, its extent and proximity, and the activity and impact arising from it, could have potential significant effects on the ecosystem the ancient woodland seeks to protect. Development will therefore need to be carefully sited and considered, as well as providing mitigation needed. • 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. • Due to the potential harm from development on the existing biodiversity of the site, due to the very scale and extent of potential development and existence of irreplaceable habitat on site, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective

SUSTAINABILITY OBJECTIVE		Effects				Site No: 875/3030 Name: Coxlow Farm, Horam Road, Horam
		S	M	L	Overall	Commentary
SO10	LANDSCAPE & TOWNSCAPE					• The Landscape Sensitivity Assessment 2023 states that the site landscape is moderately sensitive to residential development overall. Its noted that sites are located within the gently undulating pastoral landscape to the south-east of the village, with the historic field pattern and the wooded pastoral setting, including some areas of ancient woodland, forming key sensitivities. The relative tranquillity of parts, away from the busy A267, and the setting also increases sensitivity, with occasional intervisibility with the High Weald AONB. Some more modern development nearby the area decreases sensitivity. • Developing this site would introduce built form into a largely rural area, and considerably increase the size and extent of the village, increasing the settlement pattern and changing the character of the village by extending into the landscape that abuts it. • The landscape is not within a protected area of the High Weald National Landscape, or the South Downs National Park, nor in the setting or locality of either. • The site is contained to the east and west by the Cuckoo Trail and A267 Horam Road respectively, thus containing built form and providing an existing natural edge to development that encloses the site and separates it from the countryside beyond. This containment respects the settlement pattern of Horam village itself, which has developed on a north south alignment along the A267 road, but with easterly projection off this road, along Horebeech Lane and Vines Cross Road. Development to the eastern side of the A267 is therefore respecting the alignment and siting of development in the wider settlement. However, the extent of southerly projection of built form will be key in assessing impact, as it will create a new edge to the village when approaching from the south, via both the A267 and Cuckoo Trail. • Given the largely enclosed nature of the site, specifically to the north, it is unlikely that development would have a significant impact on the wider landscape, far beyond the extent of the site. However, noting that there is some intervisibility between the site and High Weald, and that landscape features and wooded area form key sensitivity and break up this built form in any wider views, careful consideration will be needed to retention of key features, a robust landscape scheme, and form, massing and scale of development. • Documents submitted note the need for a locally distinctive development that reflects local context, as well as the need to provide characterful public realm, including by retention of landscape features and views.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 875/3030 Name: Coxlow Farm, Horam Road, Horam
		S	M	L	Overall	Commentary
						• Policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies. • Due to the lack of a fully detailed scheme for the site, and full detail of the extent of development to the southern part of the site, which is key to assessing character and landscape impact, the full effect on this SA Objective is considered to be uncertain at this time.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a Conservation Area and there are no listed buildings within or adjacent to the site. Horam War Memorial is located to the north of the site, but with land between the site and this memorial, and with submission documents. • Despite the size of the site and potential scale of development, the lack of heritage and cultural assets within the site or close proximity means no significant impact is expected on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is located abutting Horam village to the north, with the Cuckoo Trail providing car free pedestrian and cycle access into Horam village at the north, where services and facilities are located. At an exit point 500m from the site along the Cuckoo Trail, there is connectivity and access to the southern part of Horam village and amenities (Recreation Ground, village hall, commercial space), with an exit point 1200m along proving access to the village centre, with further facilities. This siting creates significant opportunity for walking and safe permeability for pedestrians and cyclists, along a dedicated bridleway, reducing the need to travel by car.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 875/3030 Name: Coxlow Farm, Horam Road, Horam
		S	M	L	Overall	Commentary
						• Submission documents show enhanced connectivity to the Cuckoo Trail, with between two and four access points proposed between the site and this licensed bridleway. This enhances connectivity from the site to services, but also from outside the site into it, providing access to the green space and facilities being provided on site, bringing benefit to the wider area and communities. • Proposed development onsite includes a new primary school, recreation/sport pitches, some employment floor space, and provision of community space. The creation of these facilities enhances provision in the village, reducing the need to travel outside the village, for both new and existing residents. • The site is located adjacent to bus stops on the western boundary, providing access to half hourly services to Heathfield in the north and Uckfield in the south. Again, submission documents show connectivity and dedicated footpaths that link directly to these stops, to encourage use of sustainable transport modes. • No detail is given of enhancement to current public transport provision, but improvements may be required to further encourage use, and details should be considered via a Travel Plan. • It is considered that there are reasonable means of achieving access to sustainable travel to / from the site, and enhancements are provided by provision of additional village services and amenities on site, and by providing connectivity to them, encouraging access by non car modes of travel, bringing a minor positive effect on this SA Objective.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, the site promoter has identified that the whole site would deliver a proposed 800+ (net) dwellings, which even if reduced to account for more limited development in the constrained southern area, would make a significant contribution to the Districts housing needs. • Furthermore, due to the size of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing

SUSTAINABILITY OBJECTIVE		Effects				Site No: 875/3030 Name: Coxlow Farm, Horam Road, Horam
		S	M	L	Overall	Commentary
						needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services are located in Horam, with a GP surgery on Horebeech Lane to the immediate north of the site, and a pharmacy and dental practice in High Street Horam, within 0.5 miles. • The clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The existing capacity within the health sector for this area would need to be expanded. • There is a deficit in amenity green space and play provision within the Parish of Horam, as identified in the Wealden Open Space Study 2022. • The location of Horam village relatively central in the District means it is served by sports facilities in the catchment areas of Heathfield, Hailsham and Crowborough. Each of these have varying deficits in pitch provision. • Submission documents show the proposed development to provide substantial areas of green space for public use, as well as provision of more formal spaces, such as provision of two playing pitches in connection the proposed primary school on site, and an additional sports/recreation/cricket pitch to the centre of the site. This will enhance local sport and open space provision in the area, and provide opportunities for active and healthy lifestyles. • A potential community garden and allotment space is also identified, as well as potential community hub building. This brings social and wellbeing benefits, including community interaction, supporting more diverse health needs including those associated with an ageing population. • 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. This will include the need to provide a Health Impact Assessment (HIA) to assess proposals further. • Noting the existing capacity within the health sector for this area would need to be expanded over the longer term, this may bring some minor negative impact initially, but there is provision nearby, and the proposal makes significant contribution to enhance

SUSTAINABILITY OBJECTIVE		Effects				Site No: 875/3030 Name: Coxlow Farm, Horam Road, Horam
		S	M	L	Overall	Commentary
						sports, open space and recreation provision, thus long term the effects on this SA Objective are likely to be minor positive.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Submission documents note features such as community buildings and creating a sense of place, but detailed design proposals will need to assess these issues in full. • 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					• All iterations of proposed development include the provision of some employment floor space on site, indicated to be sited to the south west corner of the site, close to the A267 for connectivity to the road network, bus stops, and siting away from residential amenities. This will contribute some employment floor space in rural locations across the District. • Jobs will be created in the short term in relation to construction also. • It is considered that the site would have minor positive effect on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is located in close proximity to Horam village centre, being a 0.5mile walk from the site. The development will support services in the centre, and integrate with it, with

SUSTAINABILITY OBJECTIVE		Effects				Site No: 875/3030 Name: Coxlow Farm, Horam Road, Horam
		S	M	L	Overall	Commentary
						future occupiers accessing and supporting local retail stores, services and meeting places, helping to sustain these key features of a primary village centre. • Iterations of schematics for the development include proposals for some employment floor space, which dependant on use, may have some impact on the village centre services. The detail of this, and therefore impact is unknown. • Based on the additional support development could bring for local services it is considered that the site would have minor positive effect on this SA Objective.
SO20	EDUCATION & SKILLS					• Horam village is identified as having a shortfall of early years provision and primary school provision, both largely emerging at the latter end of the Plan period, notwithstanding that Maynard's Green Primary School exist in the locality, as this struggle with capacity and access issues. It has been identified that there is a need for the provision of a new two from entry primary school with early years provision to replace the existing but constrained primary school at Maynard's Green. • The development proposes provision of a new two form entry primary school on site, in the northern section of the site, in all iterations of the development proposal submitted. • This commitment to addressing the existing shortfall in primary education brings significant benefit, that lead to a major positive effect on this SA objective in the long term. The commitment to proving this is a minor benefit initially, and pending construction phases and detail, would bring more substantial benefit in the long term when built out, bringing major positive effects.

SUMMARY OF RESULTS:	Site No: 875/3030 Name: Coxlow Farm, Horam Road, Horam																			
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 detailed 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.
Cumulative Effects	Horam is classified as a sustainable settlement, being a primary village in the Settlement Hierarchy, that offers services and facilities including a primary school, medical facilities, employment floor space, small retail stores and recreation/community space. The village has some capacity for growth, but 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 local highway network, specifically in terms of the A267 and local intersections/access points. Other infrastructure such as education, health services and community facilities will need to be considered. However, it is

	acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural. The scale of development on this site does have capacity to address infrastructure needs through on site provision, such as in provision of a primary school, thus mechanisms to secure and phase necessary infrastructure should be considered.
Summary	The site lies within the proposed development boundary for Horam, being located in close proximity to the village with sustainable transport options to access services and facilities. Development of the site in some manner therefore conforms with the overall strategy for development within Wealden as it within a sustainable settlement. **Major positive effects: SO14 Housing and SO20 Education & Skills** The applicant has proposed 850-1000 dwellings on this site which would make a substantial contribution towards Wealden's housing needs, and include an element of affordable housing and self build units, as required by Policies within the Plan, also helping to address specific needs within the District. The scale of development brings pressure on infrastructure such as education, but development proposes provision of a two form entry primary school, in the northern part of the site. This addresses existing inadequacies in local provision, and increases capacity as a result of local growth. Both are significant benefits of development. **Minor positive effects: SO8 Green & Blue Infrastructure, SO13 Travel & Accessibility, SO15 Health & Wellbeing, SO18 Economy & Employment, and SO19 Town & Village Centres** The development of the site includes the provision of a Country Park and Open Space, which would contribute to green infrastructure, as well as increased connectivity between the site and Cuckoo Trail enhancing accessibility to this space and increasing opportunities for sustainable travel options. Associated development on site such as the community space and recreation areas bring benefits to health and wellbeing, with the scale of development also enhancing local employment provision and supporting village services. However, further detail is required on provision of some of these facilities (uses, scale and transport improvements) to allow full assessment of impact. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation, SO6 Waste, SO7 Pollution and SO9 Biodiversity** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impacts. Due to the scale of development and location of the site, there is a likely impact from light, noise and air pollution, with some site specific constraints (air quality and traffic noise) requiring further assessment. The site also contains some notable areas of Ancient Woodland, and priority habitat, which may have some negative effect due to the very nature and scale of development, unless development is appropriately sited and reduced in extent to enable satisfactory mitigation.

	No significant effect: SO11 Culture & Heritage The details within the proposed within the outline planning application (WD/2022/2216/MAO) for the site and the site's location mean no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is taken forward for allocation due to the sustainable location of the site, and the positive effects associated with it, including to housing provision, education provision and improvements to connectivity with the village and support for services within it. However, development remains constrained to the southern part of the site due to restrictions such as Ancient Woodland, which cannot be resolved with an arbitrary buffer zone, but require site specific assessment to ensure there is no loss or degradation to this irreplaceable habitat from extent, nature and proximity of development proposed. In addition, this southern part of the site is not contained by site features as exists in the north, east and west, and fronts onto open countryside, also creating a new edge to the village, which could have significant impact on the character of the village and requires careful consideration. Other constraints in this southern area relating to pollution need further assessment. For these reasons, development in this area should be reduced, affecting the overall housing number to be delivered on this site. It is suggested that the site go forward for a reduced development scale (circa 750 dwellings, rather than 850-1000) in order to address and mitigate these constraints, whilst still delivering significant development and benefits in a sustainable location. The site is also being allocated for 4,000sqm of employment floor space.

SHELAA Ref: 889/3030

SITE: Land Adjacent to Laundry Lane and Cauldavon, Horebeech Lane, Horam

SUSTAINABILITY OBJECTIVE		Effects				Site No: 889/3030 Name: Land adjacent to Laundry Lane and Cauldavon, Horebeech Lane, TN21 9EA
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises a small field used for grazing located to the east of Horam and to the west of Laundry Lane. In isolation the site is severed from the existing settlement of Horam • Development proposes a residential scheme, with the submitted documents suggesting a potential capacity of up to 60 dwellings when considered in combination with the adjacent site (ref: 830/3030) at Land at Cauldavon. In isolation, this site has potential capacity for approximately 10 dwellings. • The site complies with the overall spatial strategy for the district as it is within this sustainable settlement, and within the proposed development boundary. • The nearest bus stop is on the A267 approximately 1,100 metres to the west with footway connectivity most of the distance. Buses here are provided every 30 minutes, with services running between Heathfield to the north and Eastbourne to the south. • There is no footway fronting Laundry Lane. The nearest one is available on Horebeech Lane, approximately 150m to the south of the existing access to this site only. Considered in the context of the adjoining site, the footway abuts the access to the existing property on that site. The Cuckoo Trail also hosts a cycle route, which is sited approximately 600m away. • Horam is identified as a sustainable settlement, being a primary village, due to the facilities, services and sustainable transport modes available. • Development will however result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 889/3030 Name: Land adjacent to Laundry Lane and Cauldavon, Horebeech Lane, TN21 9EA
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions, and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • Development of the site would introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. Whilst there is no identified risk of surface water flooding, given the increase in impermeable surface, a drainage strategy will still be required. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no identified risk of surface water flooding • The site is not within an area of groundwater concern and therefore is not at risk of groundwater flooding. • No identified watercourses are on site • 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 and surface water flood risk, as development will introduce impermeable surfaces.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 889/3030 Name: Land adjacent to Laundry Lane and Cauldavon, Horebeech Lane, TN21 9EA
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk as a result of the increase in impermeable surface, the impact on this SA Objective is likely to be minor positive over all timeframes as residents and property would not be at risk.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity. However, it is still considered that 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 relatively limited size of the site and the potential development that could come forward, it is considered there will be no significant effect on this SA Objective and that mitigation through good design and compliance with local plan policies will address water efficiency.
SO5	SOIL, LAND & MINERALS					• The site is Greenfield. • The site is not safeguarded for minerals or waste operations. • There are no known contamination issues on the site. • Disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 889/3030 Name: Land adjacent to Laundry Lane and Cauldavon, Horebeech Lane, TN21 9EA
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. Given the scale of development and likely timescale for construction, best practice construction techniques will need to be followed and set out in a Construction Management Plan. This will ensure management and monitoring in a site specific manner, whilst allow complying with other Policies in the Plan that 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 areas classified as 'Darker' by CPREs light pollution mapping. Any development will therefore have some notable effect on the rural tranquillity of the area at night, and will need careful consideration in design, and layout and quantum of development, to mitigate some of this impact. • 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. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Due to the size of development, and likely impact from light, noise and air pollution, there will be some minor negative effects expected on this SA Objective. Mitigation measures

SUSTAINABILITY OBJECTIVE		Effects				Site No: 889/3030 Name: Land adjacent to Laundry Lane and Cauldavon, Horebeech Lane, TN21 9EA
		S	M	L	Overall	Commentary
						are likely possible to reduce emissions through appropriate application of relevant Local Plan policies.
SO8	GREEN & BLUE INFRASTRUCTURE					• When considered in conjunction with the adjacent site, also put forward for development (ref: 830/3030) the site comprises substantial trees along the site's northern boundary that connect with the Priority Habitat Woodland that extends into adjacent land to the north west. For this site in isolation, there is significant hedgerow to the boundary with Laundry Lane, providing habitat and connectivity to trees and hedgerow at north end of site. • There are no watercourses in the site. • Development would need to seek to retain and enhance these features for biodiversity. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The effect on this SA Objective is considered to be minor positive as achieving Biodiversity Net Gain is likely to increase the biodiversity value of the site.
SO9	BIODIVERSITY					• The nature of the site is likely to result in the loss of some biodiversity in the short-term during construction although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate quantum, siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The effect on this SA Objective is considered to be minor positive, as achieving Biodiversity Net Gain is likely to increase the biodiversity value of the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 889/3030 Name: Land adjacent to Laundry Lane and Cauldavon, Horebeech Lane, TN21 9EA
		S	M	L	Overall	Commentary
SO10	LANDSCAPE & TOWNSCAPE					• The site in isolation has not been considered as part of the Landscape Sensitivity Assessment 2023, although it is likely to be moderately sensitive to residential development given the assessment of the adjacent site. The site is site is relatively visually contained within the wider landscape, with good vegetation screening on its eastern boundary facing Laundry Lane. • Notwithstanding the above, developed in isolation, the site would be severed from the existing settlement of Horam and therefore unsuitable for development, being out of keeping with surrounding land uses to the west and north, causing detriment to the townscape. • The landscape is not within a protected area of the High Weald National Landscape, or the South Downs National Park, nor in the setting or locality of either. • Development at the site would need to provide landscape mitigation to visually contain This would need to include the protection and enhancement of existing hedgerows and mature trees as well as the strengthening of existing landscape features to improve green infrastructure connectivity throughout the site, including buffers for ancient woodland parcels. • Policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies. • Whilst there is a lack of a fully detailed scheme for the site which is key to assessing character and landscape impact, it is considered that despite the site being relatively well screened in the landscape, its development in isolation will result in development isolated and severed from the existing settlement, causing harm to the townscape. Given the small scale of development proposed, the impact on this SA Objective is therefore considered to be minor negative.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not in a Conservation Area and nor is it within the setting of a CA. No other heritage assets are located in or nearby the site. • The effect on this SA Objective is considered to have no significant effect due to the absence of any heritage assets within or around the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 889/3030 Name: Land adjacent to Laundry Lane and Cauldavon, Horebeech Lane, TN21 9EA
		S	M	L	Overall	Commentary
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• Existing access to site is via a field gate to Laundry Lane. Residential development on this site in isolation would require a new access to be provided. However, Laundry Lane is not considered suitable due to its rural character, and the need for capacity assessment. However, in combination with the adjacent site (SHELA 830/3030) access to Horebeech Lane or the new housing development to the west at Rosemead Farm could be provided. • The nearest bus stop is on the A267 approximately 1,100 metres to the west with footway connectivity most of the distance. Buses here are provided every 30 minutes, with services running between Heathfield to the north and Eastbourne to the south. • There is no footway fronting Laundry Lane. The nearest one is available on Horebeech Lane, approximately 150m to the south of the existing access to this site only. Considered in the context of the adjoining site, the footway abuts the access to the existing property on that site. The Cuckoo Trail also hosts a cycle route, which is sited approximately 600m away. • The site is located less than 1 mile from the centre of Horam. • No Public Rights of Way are present on the site itself, although one does travel north to south through the adjacent site, which would be beneficial if brought forward as part of a comprehensive development. • Horam is identified as a sustainable settlement, being a primary village, due to the facilities, services and sustainable transport modes available. • The bus stops provide access to half hourly services to Heathfield in the north and Uckfield in the south. Submission documents for the wider developable area show connectivity and dedicated footpaths that link directly to these stops, to encourage use of sustainable transport modes. • No detail is given of enhancement to current public transport provision.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 889/3030 Name: Land adjacent to Laundry Lane and Cauldavon, Horebeech Lane, TN21 9EA
		S	M	L	Overall	Commentary
						• Given the significant distance from nearest bus stops, lack of footways, and unachievable access when considering the site in isolation, there is considered to be a minor negative effect on this SA Objective. It is not concluded to be major negative, only due to the small scale of development proposals on this site. However, should the site be brough forwards as part of a comprehensive development in conjunction with site 830/3030, then suitable access and pedestrian connectivity arrangements are likely achievable.
SO14	HOUSING					• There are no details as to the 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. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward
SO15	HEALTH & WELLBEING					• The nearest health services are located in the immediate vicinity. • The clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The existing capacity within the health sector for this area would need to be expanded. • There is a deficit in amenity green space and play provision within the Parish of Horam, as identified in the Wealden Open Space Study 2022. • The location of Horam village relatively central in the District means it is served by sports facilities in the catchment areas of Heathfield, Hailsham and Crowborough. Each of these have varying deficits in pitch provision. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 889/3030 Name: Land adjacent to Laundry Lane and Cauldavon, Horebeech Lane, TN21 9EA
		S	M	L	Overall	Commentary
						• Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services or sports provision, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 889/3030 Name: Land adjacent to Laundry Lane and Cauldavon, Horebeech Lane, TN21 9EA
		S	M	L	Overall	Commentary
						• Due to the relatively small scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Horam will continue.
SO20	EDUCATION & SKILLS					• Horam village is identified as having a shortfall of early years provision and primary school provision, both largely emerging at the latter end of the Plan period, notwithstanding that Maynard's Green Primary School exists in the locality (1.4 miles away), as this struggles with capacity and access issues. It has been identified that there is a need for the provision of a new two from entry primary school with early years provision to replace the existing but constrained primary school at Maynard's Green. • The nearest pre-school is Horam Community Pre-School, located 0.7 miles away. • Secondary education is available at Heathfield Community College, accessible via a 35-minute bus ride. • There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • 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 may be some degree of pressure given the current inadequate school place provision within Horam. The applicant would be required to work with East Sussex County Council to resolve this as part of the application process, therefore the effects over the longer term are uncertain at this time

SUMMARY OF RESULTS:	Site No: 889/3030	Name: Land Adjacent to Laundry Lane and Cauldavon, Horebeech Lane TN21 9EA																		
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 detailed 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.
Cumulative Effects	Horam is classified as a sustainable settlement, being a primary village in the Settlement Hierarchy, that offers services and facilities including a primary school, medical facilities, employment floor space, small retail stores and recreation/community space. The village has some capacity for growth, but 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 local highway network, specifically in terms of the A267 and local intersections/access points. Other infrastructure such as education, health services and community facilities will need to be considered. However, it is

	acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site lies within the proposed development boundary for Horam, and whilst detached from the Village itself, it is in relatively close proximity and accessible by sustainable transport modes. Development of the site therefore, conforms with the overall strategy for development within Wealden as it within a sustainable settlement. Major positive effects: **None** Minor positive effects: **SO3 Flood Risk, SO8 Green & Blue Infrastructure, SO9 Biodiversity and SO14 Housing** The site is located within Flood Zone 1, and as such, is at the lowest risk of flooding. Whilst there will be an increase in impermeable surface as a result of development, it is considered that mitigation through sustainable drainage provision will ensure that flood risk is suitably controlled. Subject to the retention of boundary vegetation, the enhancement of landscape features, together with the achievement of Biodiversity Net Gain is likely to provide a betterment in terms of biodiversity and green infrastructure. The provision of additional dwellings on this site would make a much need contribution towards Wealden's housing needs. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Major negative effects: **None** Minor negative effects: **SO1 Climate Change Mitigation, SO6 Waste, SO7 Pollution, SO10 Landscape & Townscape and SO13 Travel & Accessibility** All development will result in an increase in greenhouse gas emissions, waste production and light pollution, particularly with an increase of private motor vehicles inevitably arising from the development. However, the application of Local Plan policies should mitigate any negative impacts. Despite the site being relatively well screened in the landscape, its development in isolation will result in development isolated and severed from the existing settlement, causing harm to the townscape. However, should it be brought forward as part of a more comprehensive development with the land to the west, the isolation of the site would not be so significant.

	The site is located over 1000m from the nearest bus stop and there is no footway onto Laundry Lane, making the site relatively inaccessible for sustainable transport modes. A new vehicular access would also have to be provided, but it is not considered this would be achievable on to Laundry Lane. However, should the site be brough forwards as part of a comprehensive development in conjunction with site 830/3030, then suitable access and pedestrian connectivity arrangements are likely achievable. No significant effect: **SO4 Water Resources/Quality, SO11 Culture & Heritage, SO18 Economy & Employment and SO19 Town & Village Centres** Whilst all development will result in additional pressure on water resources, the application of policies in the Plan will provide sufficient mitigation through good design, noting that all development will need to comply with the most up to date Building Regulations, as well as the requirements of The Environment Act 2021. There are no heritage assets within the site, and it is not considered that the development would have an impact on the setting of listed buildings nearby. The site does not propose retail or employment uses, and as such there will be no significant effect on these objectives. The site is relatively small scale, and whilst new dwellings will be provided resulting in additional support for the economy, it is not considered the impact will be significant. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	Given the findings of the evidence base and SA, the site is considered suitable for up to 10 (net) dwellings. The site is located on the periphery of Horam, a settlement with day-to-day services and facilities, and public transport connections to towns elsewhere. It is a considered a sustainable settlement within the Settlement Hierarchy. However, considered as a single site, there is a clear severance of the site from the settlement, and pedestrian and vehicular access would not be suitably achieved and as such, the site would not be suitable for allocation in isolation. The site forms part of Site 830/3030.

SHELAA Ref: 920/3030 **SITE:** Land at Great Easterfield, Chiddingly Road, Horam

SUSTAINABILITY OBJECTIVE		Effects				Site No: 920/3030 Name: Land at Great Easterfield, Chiddingly Road, Horam, TN21 0JJ
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a single residential dwelling and large garden located to the south west of Horam and to the west of Chiddingly Road. • Development proposes a residential scheme of approximately 6 net dwellings. • The site complies with the overall spatial strategy for the district as it is within this sustainable settlement, and within the proposed development boundary. • The nearest bus stops are 440m to the north-east (at the confluence of Chiddingly Road and the A267) and 0.6 miles to the north-east (in the centre of Horam). Buses here are provided every 30 minutes, with services running between Heathfield to the north and Eastbourne to the south. • The nearest train stations are Buxted (6.4 miles) and Uckfield (6.7 miles). Given the distances involved and the options for connecting public transport, these could only be reached by car. • Pedestrian access is possible via an existing footpath which connects to the centre of Horam (0.6 miles). There is no dedicated cyclepath but cycling along Chiddingly Road and into Horam would be possible, particularly during daylight and pleasant weather. • Horam is identified as a sustainable settlement, being a primary village, due to the facilities, services and sustainable transport modes available. • Development will however 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: 920/3030 Name: Land at Great Easterfield, Chiddingly Road, Horam, TN21 0JJ
		S	M	L	Overall	Commentary
						• All development will result in an increase in greenhouse gas emissions, and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • Development of the site would introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. Whilst there is no identified risk of surface water flooding, given the increase in impermeable surface, a drainage strategy will still be required. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no identified risk of surface water flooding. • The site is not within an area of groundwater concern and therefore is not at risk of groundwater flooding. • No identified watercourses are on site although a pond lies to the south west of the site. • 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 and surface water flood risk, as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk as a result of the increase in

SUSTAINABILITY OBJECTIVE		Effects				Site No: 920/3030 Name: Land at Great Easterfield, Chiddingly Road, Horam, TN21 0JJ
		S	M	L	Overall	Commentary
						impermeable surface, the impact on this SA Objective is likely to be minor positive over all timeframes as residents and property would not be at risk.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity. However, it is still considered that 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 limited size of the site and the potential development that could come forward, it is considered there will be no significant effect on this SA Objective and that mitigation through good design and compliance with local plan policies will address water efficiency.
SO5	SOIL, LAND & MINERALS					• The site comprises a residential dwelling and its curtilage. • The site is not safeguarded for minerals or waste operations. • There are no known contamination issues on the site. • Disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage

SUSTAINABILITY OBJECTIVE		Effects				Site No: 920/3030 Name: Land at Great Easterfield, Chiddingly Road, Horam, TN21 0JJ
		S	M	L	Overall	Commentary
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. Given the scale of development and likely timescale for construction, best practice construction techniques will need to be followed and set out in a Construction Management Plan. This will ensure management and monitoring in a site specific manner, whilst allow complying with other Policies in the Plan that 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 areas classified as 'Darker' by CPREs light pollution mapping. Any development will therefore have some notable effect on the rural tranquillity of the area at night, and will need careful consideration in design, and layout and quantum of development, to mitigate some of this impact. • 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. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Due to the size of development, and likely impact from light, noise and air pollution, there will be some minor negative effects expected on this SA Objective. Mitigation measures are likely possible to reduce emissions through appropriate application of relevant Local Plan policies.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site benefits from established tree and boundary hedgerows, which also connect to a heavily treed area to the north-west. This in turn links to an area of nearby Ancient Woodland and Deciduous Woodland Priority Habitat. The site is otherwise disconnected

SUSTAINABILITY OBJECTIVE		Effects				Site No: 920/3030 Name: Land at Great Easterfield, Chiddingly Road, Horam, TN21 0JJ
		S	M	L	Overall	Commentary
						from other habitats by established residential properties to the north-east and south-west, as well as the Horam golf course to the south-west. • There are no watercourses in the site. • Development would need to seek to retain and enhance these features for biodiversity. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The effect on this SA Objective is considered to be minor positive as achieving Biodiversity Net Gain is likely to increase the biodiversity value of the site.
SO9	BIODIVERSITY					• The nature of the site is likely to result in the loss of some biodiversity in the short-term during construction although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate quantum, siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The effect on this SA Objective is considered to be minor positive, as achieving Biodiversity Net Gain is likely to increase the biodiversity value of the site.
SO10	LANDSCAPE & TOWNSCAPE					• The site in isolation has not been considered as part of the Landscape Sensitivity Assessment 2023, although it is visually contained within the wider landscape due to its existing hedgerows, which would need to be retained as part of any development. • A planning application for 9 dwellings under reference WD/2022/2705/F was recently dismissed at appeal on the basis of the impact on the character and appearance of the area referencing overdevelopment of the site. Therefore, should a smaller quantum of

SUSTAINABILITY OBJECTIVE		Effects				Site No: 920/3030 Name: Land at Great Easterfield, Chiddingly Road, Horam, TN21 0JJ
		S	M	L	Overall	Commentary
						dwellings be secured, it is not considered that there will be a harmful impact on the townscape. • The landscape is not within a protected area of the High Weald National Landscape, or the South Downs National Park, nor in the setting or locality of either. • Development at the site would need to provide landscape mitigation to visually contain the site. This would need to include the protection and enhancement of existing hedgerows and mature trees as well as the strengthening of existing landscape features to improve green infrastructure connectivity throughout the site, including buffers for ancient woodland parcels. • Policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies. • Whilst there is a lack of a fully detailed scheme for the site which is key to assessing character and landscape impact, it is considered that development of the site will have a limited impact on the wider landscape, subject to the appropriate density being achieved. As such, there it is considered that there will be no significant effect on this SA objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not in a Conservation Area and nor is it within the setting of a CA. No other heritage assets are located in or nearby the site. • The effect on this SA Objective is considered to have no significant effect due to the absence of any heritage assets within or around the site.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site benefits from a field gate in its south-eastern boundary but there is no hardstanding supporting it. A new access would need to be provided but given the length of the boundary and Chiddingly Road's good visibility, this should be possible.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 920/3030 Name: Land at Great Easterfield, Chiddingly Road, Horam, TN21 0JJ
		S	M	L	Overall	Commentary
						• The nearest bus stops are 440m to the north-east (at the confluence of Chiddingly Road and the A267) and 0.6 miles to the north-east (in the centre of Horam). Buses here are provided every 30 minutes, with services running between Heathfield to the north and Eastbourne to the south. • The nearest train stations are Buxted (6.4 miles) and Uckfield (6.7 miles). Given the distances involved and the options for connecting public transport, these could only be reached by car. • Pedestrian access is possible via an existing footpath which connects to the centre of Horam (0.6 miles). There is no dedicated cyclepath but cycling along Chiddingly Road and into Horam would be possible, particularly during daylight and pleasant weather. • The site is located less than 1 mile from the centre of Horam. • No Public Rights of Way are present on the site or nearby, • Horam is identified as a sustainable settlement, being a primary village, due to the facilities, services and sustainable transport modes available. • No detail is given of enhancement to current public transport provision. • The site is located in a sustainable location, close to Horam Village. Opportunities exist for sustainable travel, reducing the reliance on the private car. Improved vehicular access can be provided on site. As such, the impact on this SA Objective is considered to be minor positive.
SO14	HOUSING					• There are no details as to the 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. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward

SUSTAINABILITY OBJECTIVE		Effects				Site No: 920/3030 Name: Land at Great Easterfield, Chiddingly Road, Horam, TN21 0JJ
		S	M	L	Overall	Commentary
SO15	HEALTH & WELLBEING					• The nearest health services are located in Horam Village, 0.8miles away, accessible by a 17 minute walk. • The clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The existing capacity within the health sector for this area would need to be expanded. • There is a deficit in amenity green space and play provision within the Parish of Horam, as identified in the Wealden Open Space Study 2022. • The location of Horam village relatively central in the District means it is served by sports facilities in the catchment areas of Heathfield, Hailsham and Crowborough. Each of these have varying deficits in pitch provision. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services or sports provision, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 920/3030 Name: Land at Great Easterfield, Chiddingly Road, Horam, TN21 0JJ
		S	M	L	Overall	Commentary
						• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • Due to the relatively small scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Horam will continue.
SO20	EDUCATION & SKILLS					• Horam village is identified as having a shortfall of early years provision and primary school provision, both largely emerging at the latter end of the Plan period, notwithstanding that Maynard's Green Primary School exists in the locality (1.6 miles away), as this struggles with capacity and access issues. It has been identified that there is a need for the provision of a new two from entry primary school with early years provision to replace the existing but constrained primary school at Maynard's Green. • The nearest pre-school is Horam Community Pre-School, located 0.5 miles away. • Secondary education is available at Heathfield Community College, accessible via a 35-minute bus ride. • There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • 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 may be some degree of pressure given the current inadequate school place provision within Horam. The applicant would be

SUSTAINABILITY OBJECTIVE		Effects				Site No: 920/3030 Name: Land at Great Easterfield, Chiddingly Road, Horam, TN21 0JJ
		S	M	L	Overall	Commentary
						required to work with East Sussex County Council to resolve this as part of the application process, therefore the effects over the longer term are uncertain at this time

SUMMARY OF RESULTS:	Site No: 920/3030 Name: Land at Great Easterfield, Chiddingly Road, Horam, TN21 0JJ																			
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 detailed 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.
Cumulative Effects	Horam is classified as a sustainable settlement, being a primary village in the Settlement Hierarchy, that offers services and facilities including a primary school, medical facilities, employment floor space, small retail stores and recreation/community space. The village has some capacity for growth, but 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 local highway network, specifically in terms of the A267 and local intersections/access points. Other infrastructure such as education, health services and community facilities will need to be considered. However, it is

	acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site lies within the proposed development boundary for Horam, and whilst detached from the Village itself, it is in relatively close proximity and accessible by sustainable transport modes. Development of the site therefore, conforms with the overall strategy for development within Wealden as it within a sustainable settlement. Major positive effects: **None** Minor positive effects: **SO3 Flood Risk, SO8 Green & Blue Infrastructure, SO9 Biodiversity SO13 Travel & Accessibility and SO14 Housing** The site is located within Flood Zone 1, and as such, is at the lowest risk of flooding. Whilst there will be an increase in impermeable surface as a result of development, it is considered that mitigation through sustainable drainage provision will ensure that flood risk is suitably controlled. Subject to the retention of boundary vegetation, the enhancement of landscape features, together with the achievement of Biodiversity Net Gain, development of the site is likely to provide a betterment in terms of biodiversity and green infrastructure. The site is located in a relatively sustainable location with good access to public transport facilities, reducing reliance on the private car. A new vehicular access is realistically achievable on site. The provision of additional dwellings on this site would make a much need contribution towards Wealden's housing needs. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Major negative effects: **None** Minor negative effects: **SO1 Climate Change Mitigation, SO6 Waste and SO7 Pollution** All development will result in an increase in greenhouse gas emissions, waste production and light pollution, particularly with an increase of private motor vehicles inevitably arising from the development. However, the application of Local Plan policies should mitigate any negative impacts.

	No significant effect: **SO4 Water Resources/Quality, SO10 Landscape & Townscape, SO11 Culture & Heritage, SO18 Economy & Employment and SO19 Town & Village Centres** Whilst all development will result in additional pressure on water resources, the application of policies in the Plan will provide sufficient mitigation through good design, noting that all development will need to comply with the most up to date Building Regulations, as well as the requirements of The Environment Act 2021. Whilst there is a lack of a fully detailed scheme for the site which is key to assessing character and landscape impact, it is well contained within the wider landscape due to established screening. As such it is considered that development of the site will have a limited impact on the wider landscape and townscape, subject to the appropriate density being achieved There are no heritage assets within the site, and it is not considered that the development would have an impact on the setting of listed buildings nearby. The site does not propose retail or employment uses, and as such there will be no significant effect on these objectives. The site is relatively small scale, and whilst new dwellings will be provided resulting in additional support for the economy, it is not considered the impact will be significant. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 6 (net) dwellings. Given the findings within the evidence base and SA it is considered that the site would be appropriate for up to 6 (net) dwellings and has been proposed for allocation on this basis. The site is within the proposed development boundary for Horam and is therefore in accordance with the spatial strategy for the district as a whole. The site is within good walking distance of Horam village centre, and its associated facilities and services and the site is well screened in the wider landscape by existing hedgerows on site and these should be retained as part of any development.

SHELAA Ref: 960/3030 **SITE:** Clearview Farm, Chiddingly Road, Horam

SUSTAINABILITY OBJECTIVE		Effects				Site No: 960/3030 Name: Clearview Farm, Chiddingly Road, Horam, TN21 0JJ
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is located on the south-western fringe of Horam and comprises of existing equestrian facilities and a number of small fields/paddocks. Development proposes a residential scheme of approximately 35 net dwellings. • The site complies with the overall spatial strategy for the district as it is within this sustainable settlement, and within the proposed development boundary. • The nearest bus stops are located at the confluence of Chiddingly Road and the A267 (350m to the north-east of the site) and in the centre of Horam (960m on the A267). Buses here are provided every 30 minutes, with services running between Heathfield to the north and Eastbourne to the south. • The nearest train stations are Buxted (6.4 miles) and Polegate (7.2 miles). These stations are realistically only reachable via private car. • The site is connected to the centre of Horam via an established footpath. This distance is approximately 0.6 miles and would be a relatively safe and pleasant walked experience. There are no dedicated cyclepaths linking the site to facilities. • Horam is identified as a sustainable settlement, being a primary village, due to the facilities, services and sustainable transport modes available. • Development will however 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: 960/3030 Name: Clearview Farm, Chiddingly Road, Horam, TN21 0JJ
		S	M	L	Overall	Commentary
						• All development will result in an increase in greenhouse gas emissions, and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • Development of the site would introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. Whilst there is no identified risk of surface water flooding, given the increase in impermeable surface, a drainage strategy will still be required. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no identified risk of surface water flooding. • The site is not within an area of groundwater concern and therefore is not at risk of groundwater flooding. • No identified watercourses are on site. • 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 and surface water flood risk, as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk as a result of the increase in

SUSTAINABILITY OBJECTIVE		Effects				Site No: 960/3030 Name: Clearview Farm, Chiddingly Road, Horam, TN21 0JJ
		S	M	L	Overall	Commentary
						impermeable surface, the impact on this SA Objective is likely to be minor positive over all timeframes as residents and property would not be at risk.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity. However, it is still considered that 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 limited size of the site and the potential development that could come forward, it is considered there will be no significant effect on this SA Objective and that mitigation through good design and compliance with local plan policies will address water efficiency.
SO5	SOIL, LAND & MINERALS					• This is a greenfield site. • The site is not safeguarded for minerals or waste operations. • There are no known contamination issues on the site. • Disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage

SUSTAINABILITY OBJECTIVE		Effects				Site No: 960/3030 Name: Clearview Farm, Chiddingly Road, Horam, TN21 0JJ
		S	M	L	Overall	Commentary
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. Given the scale of development and likely timescale for construction, best practice construction techniques will need to be followed and set out in a Construction Management Plan. This will ensure management and monitoring in a site specific manner, whilst allow complying with other Policies in the Plan that 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 areas classified as 'Darker' by CPREs light pollution mapping. Any development will therefore have some notable effect on the rural tranquillity of the area at night, and will need careful consideration in design, and layout and quantum of development, to mitigate some of this impact. • 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. • 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, noting adjacent commercial uses which will need to be addressed in terms of the amenity of future occupiers. • Due to the size of development, and likely impact from light, noise and air pollution, there will be some minor negative effects expected on this SA Objective. Mitigation measures are likely possible to reduce emissions through appropriate application of relevant Local Plan policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 960/3030 Name: Clearview Farm, Chiddingly Road, Horam, TN21 0JJ
		S	M	L	Overall	Commentary
SO8	GREEN & BLUE INFRASTRUCTURE					• The site consists largely of pasture with no field trees or hedgerow patterns. However, it is bounded to the north-west by the Clear Hedge Farm Shaw, an area of Ancient Woodland and Deciduous Woodland Priority Habitat. A portion of this designation is also located to the south-west of the site. • There are no watercourses in the site or nearby. • Development would need to seek to retain and enhance these features for biodiversity, ensuring the appropriate buffer zones for the Ancient Woodland are provided. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The effect on this SA Objective is considered to be minor positive as achieving Biodiversity Net Gain is likely to increase the biodiversity value of the site.
SO9	BIODIVERSITY					• The nature of the site is likely to result in the loss of some biodiversity in the short-term during construction although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate quantum, siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The effect on this SA Objective is considered to be minor positive, as achieving Biodiversity Net Gain is likely to increase the biodiversity value of the site.
SO10	LANDSCAPE & TOWNSCAPE					• The Landscape Sensitivity Assessment 2023 identifies the site as being of moderate sensitivity to development. It is noted the site is relatively visually contained due to the extensive landscape buffering along the bulk of its boundaries, together with its siting behind linear residential properties along Chiddingly Road to the east and newly

SUSTAINABILITY OBJECTIVE		Effects				Site No: 960/3030 Name: Clearview Farm, Chiddingly Road, Horam, TN21 0JJ
		S	M	L	Overall	Commentary
						completed residential development to the north east. It currently hosts a sand school and small number of modest outbuildings. • The sites southern and sections of the eastern boundaries require improved landscape screening to protect the residential amenity of existing dwellings. • The landscape is not within a protected area of the High Weald National Landscape, or the South Downs National Park, nor in the setting or locality of either. • Development at the site would need to provide landscape mitigation to visually contain the site. This would need to include the protection and enhancement of existing hedgerows and mature trees as well as the strengthening of existing landscape features to improve green infrastructure connectivity throughout the site, including buffers for ancient woodland parcels. • Policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies. • Whilst there is a lack of a fully detailed scheme for the site which is key to assessing character and landscape impact, it is considered that development of the site will have a limited impact on the wider landscape, subject to the appropriate density being achieved. As such, there it is considered that there will be no significant effect on this SA objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not in a Conservation Area and nor is it within the setting of a CA. No other heritage assets are located in or nearby the site. • The effect on this SA Objective is considered to have no significant effect due to the absence of any heritage assets within or around the site.
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: 960/3030 Name: Clearview Farm, Chiddingly Road, Horam, TN21 0JJ
		S	M	L	Overall	Commentary
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site benefits from an existing vehicular access which connects its southern corner to Chiddingly Road. However, this is a single width track and would need widening and improvements in order to serve any significant development. These upgrades are possible but would need to be carefully considered. • The nearest bus stops are located at the confluence of Chiddingly Road and the A267 (350m to the north-east of the site) and in the centre of Horam (960m on the A267). Buses here are provided every 30 minutes, with services running between Heathfield to the north and Eastbourne to the south. • The nearest train stations are Buxted (6.4 miles) and Polegate (7.2 miles). These stations are realistically only reachable via private car. • The site is connected to the centre of Horam via an established footpath. This distance is approximately 0.6 miles and would be a relatively safe and pleasant walked experience. There are no dedicated cyclepaths linking the site to facilities • The site is located less than 1 mile from the centre of Horam. • No Public Rights of Way are present on the site or nearby, • Horam is identified as a sustainable settlement, being a primary village, due to the facilities, services and sustainable transport modes available. • No detail is given of enhancement to current public transport provision. • The site is located in a sustainable location, close to Horam Village. Opportunities exist for sustainable travel, reducing the reliance on the private car. Improved vehicular access is likely to be able to be provided on site. As such, the impact on this SA Objective is considered to be minor positive.
SO14	HOUSING					• There are no details as to the 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. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing

SUSTAINABILITY OBJECTIVE		Effects				Site No: 960/3030 Name: Clearview Farm, Chiddingly Road, Horam, TN21 0JJ
		S	M	L	Overall	Commentary
						needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward
SO15	HEALTH & WELLBEING					• The nearest health services are located in Horam Village, 0.8miles away, accessible by a 17 minute walk. • The clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The existing capacity within the health sector for this area would need to be expanded. • There is a deficit in amenity green space and play provision within the Parish of Horam, as identified in the Wealden Open Space Study 2022. • The location of Horam village relatively central in the District means it is served by sports facilities in the catchment areas of Heathfield, Hailsham and Crowborough. Each of these have varying deficits in pitch provision. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services or sports provision, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 960/3030 Name: Clearview Farm, Chiddingly Road, Horam, TN21 0JJ
		S	M	L	Overall	Commentary
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • Due to the relatively small scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Horam will continue.
SO20	EDUCATION & SKILLS					• Horam village is identified as having a shortfall of early years provision and primary school provision, both largely emerging at the latter end of the Plan period, notwithstanding that Maynard's Green Primary School exists in the locality (1.6 miles away), as this struggles with capacity and access issues. It has been identified that there is a need for the provision of a new two from entry primary school with early years provision to replace the existing but constrained primary school at Maynard's Green. • The nearest pre-school is Horam Community Pre-School, located 0.5 miles away. • Secondary education is available at Heathfield Community College, accessible via a 35-minute bus ride. • There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • 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 may be some degree of pressure given

SUSTAINABILITY OBJECTIVE		Effects				Site No: 960/3030 Name: Clearview Farm, Chiddingly Road, Horam, TN21 0JJ
		S	M	L	Overall	Commentary
						the current inadequate school place provision within Horam. The applicant would be required to work with East Sussex County Council to resolve this as part of the application process, therefore the effects over the longer term are uncertain at this time

SUMMARY OF RESULTS:	Site No:960/3030	Name: Clearview Farm, Chiddingly Road, Horam, TN21 0JJ																		
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 detailed 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.
Cumulative Effects	Horam is classified as a sustainable settlement, being a primary village in the Settlement Hierarchy, that offers services and facilities including a primary school, medical facilities, employment floor space, small retail stores and recreation/community space. The village has some capacity for growth, but 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 local highway network, specifically in terms of the A267 and local intersections/access points. Other infrastructure such as education, health services and community facilities will need to be considered. However, it is

	acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site lies within the proposed development boundary for Horam, and whilst detached from the village itself, it is in relatively close proximity and accessible by sustainable transport modes. Development of the site therefore conforms with the overall strategy for development within Wealden as it within a sustainable settlement. Major positive effects: **None** Minor positive effects: **SO3 Flood Risk, SO8 Green & Blue Infrastructure, SO9 Biodiversity SO13 Travel & Accessibility and SO14 Housing** The site is located within Flood Zone 1, and as such, is at the lowest risk of flooding. Whilst there will be an increase in impermeable surface as a result of development, it is considered that mitigation through sustainable drainage provision will ensure that flood risk is suitably controlled. Subject to the retention of boundary vegetation, the enhancement of landscape features, together with the achievement of Biodiversity Net Gain, development of the site is likely to provide a betterment in terms of biodiversity and green infrastructure. The site is located in a relatively sustainable location with good access to public transport facilities, reducing reliance on the private car. A new vehicular access is realistically achievable on site. The provision of additional dwellings on this site would make a much need contribution towards Wealden's housing needs. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Major negative effects: **None** Minor negative effects: **SO1 Climate Change mitigation, SO6 Waste and SO7 Pollution** All development will result in an increase in greenhouse gas emissions, waste production and light pollution, particularly with an increase of private motor vehicles inevitably arising from the development. However, the application of Local Plan policies should mitigate any negative impacts.

	No significant effect: **SO4 Water Resources/Quality, SO10 Landscape & Townscape, SO11 Culture & Heritage, SO18 Economy & Employment and SO19 Town & Village Centres** Whilst all development will result in additional pressure on water resources, the application of policies in the Plan will provide sufficient mitigation through good design, noting that all development will need to comply with the most up to date Building Regulations, as well as the requirements of The Environment Act 2021. Whilst there is a lack of a fully detailed scheme for the site which is key to assessing character and landscape impact, it is well contained within the wider landscape due to established screening and surrounding built form As such it is considered that development of the site will have a limited impact on the wider landscape and townscape, subject to the appropriate density being achieved There are no heritage assets within the site, and it is not considered that the development would have an impact on the setting of listed buildings nearby. The site does not propose retail or employment uses, and as such there will be no significant effect on these objectives. The site is relatively small scale, and whilst new dwellings will be provided resulting in additional support for the economy, it is not considered the impact will be significant. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 35 (net) dwellings. Given the findings within the evidence base and SA it is considered that the site would be appropriate for up to 35 (net) dwellings and has been proposed for allocation on this basis. The site is located within the proposed development boundary and therefore in accordance with the spatial strategy as a whole. The site is well contained within the existing landscape and benefits from extensive landscape buffering on the majority of its boundaries, with ancient woodland to the west, which should be retained and enhanced as part of any development. The sites southern and sections of the eastern boundaries require improved landscape screening to protect the residential amenity of existing dwellings. It is acknowledged that the current vehicular arrangements need improvement, and that previous planning applications have been refused and dismissed on appeal for the site. However, the allocation proposes a significantly lower quantum of development, which will allow other constraints to be overcome.

SHELAA Ref: 1054/3030 **SITE:** Oakhurst House/Studio, A267

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1054/3030 Name: Oakhurst House/Studio, A267, TN21 0LJ
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• This is a narrow site comprising of an existing residential dwelling and garden, small studio/office space and amenity land on the southern outskirts of Horam aligned with and to the east of the A267. The site benefits from relatively close proximity to the centre of Horam and its associated services, facilities and public transport. • Development proposes a residential scheme, with the submitted documents suggesting a potential capacity of up to 15 dwellings. • The site complies with the overall spatial strategy for the district as it is within this sustainable settlement, and within the proposed development boundary. • The nearest bus stop for south bound services is located directly adjacent to the site access. North bound services can be accessed from the bus stop on the opposite side of the A267, approximately 80m from the site entrance. Buses here are provided every 30 minutes, with services running between Heathfield to the north and Eastbourne to the south. • There is a footway connection although no formal pedestrian crossing point to the other side of the road. • Horam is identified as a sustainable settlement, being a primary village, due to the facilities, services and sustainable transport modes available. • Development will however 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. • Given that there is no pedestrian or cycle connectivity to Horam Village, there will be a great reliance on the private car when the site is considered in isolation. Development

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1054/3030 Name: Oakhurst House/Studio, A267, TN21 0LJ
		S	M	L	Overall	Commentary
						will therefore result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • Development of the site would introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. Whilst there is no identified risk of surface water flooding, given the increase in impermeable surface, a drainage strategy will still be required. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no identified risk of surface water flooding. • The site is not within an area of groundwater concern and therefore is not at risk of groundwater flooding. • No identified watercourses are on site. • 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 and surface water flood risk, as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk as a result of the increase in

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1054/3030 Name: Oakhurst House/Studio, A267, TN21 0LJ
		S	M	L	Overall	Commentary
						impermeable surface, the impact on this SA Objective is likely to be minor positive over all timeframes as residents and property would not be at risk.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity. However, it is still considered that 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 potential development that could come forward, it is considered there will be no significant effect on this SA Objective and that mitigation through good design and compliance with local plan policies will address water efficiency.
SO5	SOIL, LAND & MINERALS					• The site is a brownfield site with a small field included in the site boundary. • The site is not safeguarded for minerals or waste operations. • There are no known contamination issues on the site. • Disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1054/3030 Name: Oakhurst House/Studio, A267, TN21 0LJ
		S	M	L	Overall	Commentary
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. Best practice construction techniques will need to be followed. This will ensure management and monitoring in a site specific manner, whilst allow complying with other Policies in the Plan that 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 areas classified as 'Darker' by CPREs light pollution mapping. Any development will therefore have some notable effect on the rural tranquillity of the area at night, and will need careful consideration in design, and layout and quantum of development, to mitigate some of this impact. • 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. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Due to the size of development, and likely impact from light, noise and air pollution, there will be some minor negative effects expected on this SA Objective. Mitigation measures are likely possible to reduce emissions through appropriate application of relevant Local Plan policies.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site comprises substantial hedgerow and trees along the site's western boundary with the A267, which can provide a habitat corridor with trees on the adjacent site and opposite side of the A267. • There are no watercourses in the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1054/3030 Name: Oakhurst House/Studio, A267, TN21 0LJ
		S	M	L	Overall	Commentary
						• Development would need to seek to retain and enhance these features for biodiversity. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The effect on this SA Objective is considered to be minor positive as achieving Biodiversity Net Gain is likely to increase the biodiversity value of the site.
SO9	BIODIVERSITY					• The nature of the site is likely in the loss of some biodiversity in the short-term during construction although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate quantum, siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The effect on this SA Objective is considered to be minor positive, as achieving Biodiversity Net Gain is likely to increase the biodiversity value of the site.
SO10	LANDSCAPE & TOWNSCAPE					• The Landscape Sensitivity Assessment 2023 states that the site landscape is moderately sensitive to residential development and acknowledged that the site is well enclosed by existing vegetation and has a strong tree line along the western boundary. It is noted the site is located adjacent to the relatively busy trunk road (A267), which reduces tranquillity and decreases sensitivity. Existing development along the A267 influences the pastoral character and historic field pattern locally, reducing sensitivity along this edge. • Developing this site in isolation would introduce built form into a largely rural area, increasing the settlement pattern and changing the character of the village by extending into the landscape that abuts it.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1054/3030 Name: Oakhurst House/Studio, A267, TN21 0LJ
		S	M	L	Overall	Commentary
						• Due to the narrow and elongated nature of the site, in isolation its development would likely appear incongruous with the less formal, scattered and sporadic development along the A267 at this point and harmful to the rural setting. • The landscape is not within a protected area of the High Weald, or the South Downs National Park, nor in the setting or locality of either. • Development at the site would need to provide landscape mitigation to visually contain the site on the western boundary specifically, also taking account of the open views from the west. This would need to include the protection and enhancement of existing hedgerows and mature trees as well as the strengthening of existing landscape features to improve green infrastructure connectivity throughout the site, including buffers for ancient woodland parcels. • Policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies. • Whilst there is a lack of a fully detailed scheme for the site which is key to assessing character and landscape impact, it is considered that due to the narrow and elongated nature of the site, in isolation its development would likely appear incongruous with the less formal, scattered and sporadic development along the A267 at this point and harmful to the rural setting. The full effect on this SA Objective is therefore considered to be minor negative at this time.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not in a Conservation Area and nor is it within the setting of a CA. No other heritage assets are located in or nearby the site. • The effect on this SA Objective is considered to have no significant effect due to the absence of any heritage assets within or around the site.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1054/3030 Name: Oakhurst House/Studio, A267, TN21 0LJ
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site benefits from existing vehicular access onto the A267, although this is shared and requires improvement. However, visibility splays are likely to be affected by roadside vegetation. The site does however, benefit from close proximity to the centre of Horam and its associated services and facilities and public transport. • The nearest bus stop for south bound services is located directly adjacent to the site access. North bound services can be accessed from the bus stop on the opposite side of the A267, approximately 80m from the site entrance. Buses here are provided every 30 minutes, with services running between Heathfield to the north and Eastbourne to the south. • There is a footway connection although no formal pedestrian crossing point to the other side of the road. • The nearest train station is Buxted, realistically only reachable by car. • The site is located one mile from the centre of Horam. • No public rights of way are located within, or close to the site. • Horam is identified as a sustainable settlement, being a primary village, due to the facilities, services and sustainable transport modes available. • The bus stops provide access to half hourly services to Heathfield in the north and Uckfield in the south. Submission documents for the wider developable area show connectivity and dedicated footpaths that link directly to these stops, to encourage use of sustainable transport modes. • No detail is given of enhancement to current public transport provision. • The existing vehicular access for the site is sub-standard for intensification and would require formalising and upgrading. However, this may prove difficult at this point on the road as achieving the necessary visibility splays in both directions may not be possible. Pedestrian improvements would also be required. The effect on this SA objective is considered to be minor negative, as the opportunities for improved access and enhanced pedestrian infrastructure may be difficult to achieve.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1054/3030 Name: Oakhurst House/Studio, A267, TN21 0LJ
		S	M	L	Overall	Commentary
SO14	HOUSING					• There are no details as to the 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. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward
SO15	HEALTH & WELLBEING					• The nearest health services are located in Horam, 1.1 miles away, a 23 minute walk. • The clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The existing capacity within the health sector for this area would need to be expanded. • There is a deficit in amenity green space and play provision within the Parish of Horam, as identified in the Wealden Open Space Study 2022. • The location of Horam village relatively central in the District means it is served by sports facilities in the catchment areas of Heathfield, Hailsham and Crowborough. Each of these have varying deficits in pitch provision. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services or sports provision, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1054/3030 Name: Oakhurst House/Studio, A267, TN21 0LJ
		S	M	L	Overall	Commentary
						• Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • Due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Horam will continue.
SO20	EDUCATION & SKILLS					• Horam village is identified as having a shortfall of early years provision and primary school provision, both largely emerging at the latter end of the Plan period, notwithstanding that Maynard's Green Primary School exists in the locality (1.5 miles away), as this struggles with capacity and access issues. It has been identified that there is a need for the provision of a new two from entry primary school with early years provision to replace the existing but constrained primary school at Maynard's Green.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1054/3030 Name: Oakhurst House/Studio, A267, TN21 0LJ
		S	M	L	Overall	Commentary
						• The nearest pre-school is Horam Community Pre-School, located 0.4 miles away. • Secondary education is available at Heathfield Community College, accessible via a 35-minute bus ride. • There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • 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 may be some degree of pressure given the current inadequate school place provision within Horam. The applicant would be required to work with East Sussex County Council to resolve this as part of the application process, therefore the effects over the longer term are uncertain at this time

SUMMARY OF RESULTS:	Site No:1054/3030	Name: Oakhurst House/Studio, A267, TN21 0LJ																		
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 detailed 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.
Cumulative Effects	Horam is classified as a sustainable settlement, being a primary village in the Settlement Hierarchy, that offers services and facilities including a primary school, medical facilities, employment floor space, small retail stores and recreation/community space. The village has some capacity for growth, but 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 local highway network, specifically in terms of the A267 and local intersections/access points. Other infrastructure such as education, health services and community facilities will need to be considered. However, it is

	acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site lies within the proposed development boundary for Horam, and whilst detached from the Village itself, it is in relatively close proximity and accessible by sustainable transport modes. Development of the site therefore conforms with the overall strategy for development within Wealden as it within a sustainable settlement. Major positive effects: **None** Minor positive effects: **SO3 Flood Risk, SO8 Green & Blue Infrastructure, SO9 Biodiversity and SO14 Housing** The site is located within Flood Zone 1, and as such, is at the lowest risk of flooding. Whilst there will be an increase in impermeable surface as a result of development, it is considered that mitigation through sustainable drainage provision will ensure that flood risk is suitably controlled. Subject to the retention of boundary vegetation, together with the achievement of Biodiversity Net Gain is likely to provide a betterment in terms of biodiversity and green infrastructure. The provision of additional dwellings on this site would make a much need contribution towards Wealden's housing needs. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Major negative effects: **None** Minor negative effects: **SO1 Climate Change Mitigation, SO6 Waste and SO7 Pollution, SO10 Landscape & Townscape and SO13 Travel & Accessibility** All development will result in an increase in greenhouse gas emissions, waste production and light pollution, particularly with an increase of private motor vehicles inevitably arising from the development. However, the application of Local Plan policies should mitigate any negative impacts. Due to the narrow and elongated nature of the site, in isolation its development would likely appear incongruous with the less formal, scattered and sporadic development along the A267 at this point and harmful to the rural setting. This has not been identified as a major negative due to the relatively small scale of the development.

	The existing vehicular access for the site is sub-standard for intensification and would require formalising and upgrading. However, this may prove difficult at this point on the road as achieving the necessary visibility splays in both directions may not be possible. Pedestrian improvements would also be required. No significant effect: **SO4 Water Resources/Quality, SO11 Culture & Heritage, SO18 Economy & Employment and SO19 Town & Village Centres** Whilst all development will result in additional pressure on water resources, the application of policies in the Plan will provide sufficient mitigation through good design, noting that all development will need to comply with the most up to date Building Regulations, as well as the requirements of The Environment Act 2021. There are no heritage assets within the site, and it is not considered that the development would have an impact on the setting of listed buildings nearby. The site does not propose retail or employment uses, and as such there will be no significant effect on these objectives. The site is relatively small scale, and whilst new dwellings will be provided resulting in additional support for the economy, it is not considered the impact will be significant. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal is for up to 15 (net) dwellings. Given the constraints identified in the evidence base and SA, the site is considered to not be appropriate for allocation in isolation. The development of this site as a single entity for residential development would not be suitable, given its narrow form and the requirement to provide a new vehicular access (the existing access is unmade and serves limited commercial and residential development), which would be difficult to achieve given the bend of the A267 in this location and the junction with the A267 and Chiddingly Road to the north of the site. Pedestrian access is also poor and there are landscape impacts. The site forms part of Site 875/3030.

SHELAA Ref: 1057/3030 **SITE:** Phase 2 Horeham Flat Farm, Chiddingly Road, Horam

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1057/3030 Name: Phase 2 Horeham Flat Farm, Chiddingly Road, Horam, TN21 0JL
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises greenfield land with a number of agricultural buildings and a field used for grazing. • Development proposes a residential scheme, with the submission documents stating the site has the potential for up to 16 dwellings. • The site is located south west of the village of Horam, within the proposed settlement boundary. • The closest bus stops are located to the east and north of the site along the A267 approximately 325m and 680m from the site respectively. Buses here are provided every 30 minutes, with services running between Heathfield to the north and Eastbourne to the south. • Whilst there is no footpath along Chiddingly Road at the point of the site, it would only be a short distance to reach the existing footpath on the opposite side of the road which provides direct pedestrian connectivity into the core of the village. There may be potential to provide a short section of footpath along the frontage of the site and a crossing point to connect into the existing footpath network. • Public footpath Horam 25 runs along the access and crosses the norther corner of the site. • Horam is identified as a sustainable settlement, being a primary village, due to the facilities, services and sustainable transport modes available. • The site complies with the overall spatial strategy for the district as it is within this sustainable settlement. • Development will however result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1057/3030 Name: Phase 2 Horeham Flat Farm, Chiddingly Road, Horam, TN21 0JL
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is no known risk of surface water flooding, although a large pond exists immediately west of the site. • This is a greenfield site and as such, development would introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. A drainage strategy will need to consider the layout/amount of development proposed. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1, as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is no known risk of surface water flooding, although a large pond exists immediately west of the site. • The site is not within an area of groundwater concern and therefore is not at risk of groundwater flooding. • The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided for the site in terms of surface water runoff, and control on water quality, as development will introduce impermeable surfaces.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1057/3030 Name: Phase 2 Horeham Flat Farm, Chiddingly Road, Horam, TN21 0JL
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the scale of the development, and that 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 as residents and property would not be at risk.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • Whilst a pond exists west of the site, there are no other watercourses on site, so the potential for water pollution is limited. • 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 limited size of the site and the potential development that could come forward, it is considered there will be no significant effect on this SA Objective and that mitigation through good design and compliance with local plan policies will address water efficiency and water quality.
SO5	SOIL, LAND & MINERALS					• The site is greenfield and located in a peripheral location. • The site is not safeguarded for minerals or waste operations. • There are no known contamination issues on the site. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1057/3030 Name: Phase 2 Horeham Flat Farm, Chiddingly Road, Horam, TN21 0JL
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the effect on this SA Objective is considered to be uncertain at this stage as further information is required to the extent and impact of the development.
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. Given the scale of development and likely timescale for construction, best practice construction techniques will need to be followed and set out in a Construction Management Plan. This will ensure management and monitoring in a site specific manner, whilst allow complying with other Policies in the Plan that 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 areas classified as 'Darker' by CPREs light pollution mapping. Any development will therefore have some notable effect on the rural tranquillity of the area at night, and will need careful consideration in design, and layout and quantum of development, to mitigate some of this impact. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • The site is located close to Wealden Crematorium, bringing a potential significant amount of residential development closer to the crematorium than was planned when it was first designed in recent years. Smoke, gases or fumes emitted from its chimney, have the potential to cause an adverse impact to future resident's air quality, especially when combined with other sources of pollutants (increased traffic for example due to road proximity on some parts of the site and increased development in the locality) This could result in an adverse impact on residential amenity, requiring a site specific Air Quality Assessment to be undertaken. Mitigation can then be designed accordingly, whether this be through location and siting of development, and mitigation measures needed.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1057/3030 Name: Phase 2 Horeham Flat Farm, Chiddingly Road, Horam, TN21 0JL
		S	M	L	Overall	Commentary
						• It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Due to the size of development, and likely impact from light, noise and air pollution, there will be some minor negative effects expected on this SA Objective. Mitigation measures are likely possible to reduce emissions through appropriate application of relevant Local Plan policies.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is bound by trees and hedgerows which connect into the wider rural landscape. • Any development will need to ensure the retention of existing trees and hedgerows. • 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 effect on this SA Objective is considered to be minor positive as achieving Biodiversity Net Gain and improving screening is likely to increase the biodiversity value of the site
SO9	BIODIVERSITY					• The nature of the site is likely to result in the loss of some biodiversity in the short-term during construction although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate quantum, siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1057/3030 Name: Phase 2 Horeham Flat Farm, Chiddingly Road, Horam, TN21 0JL
		S	M	L	Overall	Commentary
						with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The effect on this SA Objective is considered to be minor positive, as achieving Biodiversity Net Gain is likely to increase the biodiversity value of the site.
SO10	LANDSCAPE & TOWNSCAPE					• The Landscape Sensitivity Assessment 2023 identifies the site as having a moderate sensitivity to development, although this sensitivity will increase for medium scale residential development. The sites have a partially open character, with some vies into the sites available from existing development along Chiddingly Road. In addition the public right of way which cross into the site, enables further views. • The site is predominantly enclosed by the existing tree and hedgerow lined boundaries and is contained to the rear of an existing residential property along the road frontage and Wealden Crematorium to the rear. • Due to narrow and elongated nature of the site, which projects away from the road, in isolation its development would likely appear incongruous with the predominantly linear, road frontage pattern of development along Chiddingly Road to the north of the site. However, it is noted that the site is subject to a current planning application as part of a wider scheme involving the land to the north, which could provide a more cohesive development. • The landscape is not within a protected area of the High Weald, or the South Downs National Park, nor in the setting or locality of either. • Development at the site would need to provide landscape mitigation to visually contain the site. This would need to include the protection and enhancement of existing hedgerows and mature trees as well as the strengthening of existing landscape features to improve green infrastructure connectivity throughout the site, including buffers for ancient woodland parcels. • Policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies. • Despite the lack of a fully detailed scheme for the site which is key to assessing character and landscape impact, the impact on the rural nature of the site from

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1057/3030 Name: Phase 2 Horeham Flat Farm, Chiddingly Road, Horam, TN21 0JL
		S	M	L	Overall	Commentary
						developing this site in isolation, the effect on the SA objective is considered to be minor negative.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not in a Conservation Area and nor is it within the setting of a CA. No other heritage assets are located in or nearby the site. • The effect on this SA Objective is considered to have no significant effect due to the absence of any heritage assets within or around the site.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site has benefits from an existing vehicular access onto Chiddingly Road. However, this would be sub-standard for intensification and would require formalising and upgrading. • The closest bus stops are located to the east and north of the site along the A267 approximately 325m and 680m from the site respectively. Buses here are provided every 30 minutes, with services running between Heathfield to the north and Eastbourne to the south. • Whilst there is no footpath along Chiddingly Road at the point of the site, it would only be a short distance to reach the existing footpath on the opposite side of the road which provides direct pedestrian connectivity into the core of the village. There may be potential to provide a short section of footpath along the frontage of the site and a crossing point to connect into the existing footpath network. • Public footpath Horam 25 runs along the access and crosses the norther corner of the site. • The site is located one mile from the centre of Horam

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1057/3030 Name: Phase 2 Horeham Flat Farm, Chiddingly Road, Horam, TN21 0JL
		S	M	L	Overall	Commentary
						• Horam is identified as a sustainable settlement, being a primary village, due to the facilities, services and sustainable transport modes available. • The bus stops provide access to half hourly services to Heathfield in the north and Uckfield in the south. • No detail is given of enhancement to current public transport provision. • Additional development in this location would put extra pressure on the road network, although this is unlikely to be severe. A full transport assessment would however be needed, and it is likely that some works will be required to ensure the access is suitable for intensification. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered minor negative at this stage as despite the site's relatively sustainable location, no footpath exists at the site entrance. It is noted however that this could potentially be provided as part of any development. An upgraded vehicular access to the site, would also need to be provided.
SO14	HOUSING					• There are no details as to the 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. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services are located in Horam, within 1.4 miles, accessible via a 30 minute walk.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1057/3030 Name: Phase 2 Horeham Flat Farm, Chiddingly Road, Horam, TN21 0JL
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						• The clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The existing capacity within the health sector for this area would need to be expanded. • There is a deficit in amenity green space and play provision within the Parish of Horam, as identified in the Wealden Open Space Study 2022. • The location of Horam village relatively central in the District means it is served by sports facilities in the catchment areas of Heathfield, Hailsham and Crowborough. Each of these have varying deficits in pitch provision. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector. Given that the development's scale, the lack of sports provision is not considered to be significantly impacted when looking at the site in isolation.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1057/3030 Name: Phase 2 Horeham Flat Farm, Chiddingly Road, Horam, TN21 0JL
		S	M	L	Overall	Commentary
						• Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • Due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Horam will continue.
SO20	EDUCATION & SKILLS					• Horam village is identified as having a shortfall of early years provision and primary school provision, both largely emerging at the latter end of the Plan period, notwithstanding that Maynard's Green Primary School exists in the locality (1.8 miles away), as this struggles with capacity and access issues. It has been identified that there is a need for the provision of a new two from entry primary school with early years provision to replace the existing but constrained primary school at Maynard's Green. • The nearest pre-school is Horam Community Pre-School, located 0.7 miles away, via a 16-minute walk (noting that there are no pathways providing safe access) • Secondary education is available at Heathfield Community College, accessible via a 35-minute bus ride. • There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • 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 may be some degree of pressure given the current inadequate school place provision within Horam. The applicant would be

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1057/3030 Name: Phase 2 Horeham Flat Farm, Chiddingly Road, Horam, TN21 0JL
		S	M	L	Overall	Commentary
						required to work with East Sussex County Council to resolve this as part of the application process, therefore the effects over the longer term are uncertain at this time

SUMMARY OF RESULTS:	Site No: 1057/3030 Name: Phase 2 Horeham Flat Farm, Chiddingly Road, Horam, TN21 0LJ																			
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 detailed 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.
Cumulative Effects	Horam is classified as a sustainable settlement, being a primary village in the Settlement Hierarchy, that offers services and facilities including a primary school, medical facilities, employment floor space, small retail stores and recreation/community space. The village has some capacity for growth, but 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 local highway network, specifically in terms of the A267 and local intersections/access points. Other infrastructure such as education, health services and community facilities will need to be considered. However, it is

	acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site lies within the proposed development boundary for Horam, and whilst detached from the Village itself, it is in relatively close proximity and accessible by sustainable transport modes. Development of the site therefore conforms with the overall strategy for development within Wealden as it within a sustainable settlement. Major positive effects: **None** Minor positive effects: **SO3 Flood Risk, SO8 Green & Blue Infrastructure, SO9 Biodiversity and SO14 Housing** The site is located within Flood Zone 1, and as such, is at the lowest risk of flooding. Whilst there will be an increase in impermeable surface as a result of development, it is considered that mitigation through sustainable drainage provision will ensure that flood risk is suitably controlled. Subject to the retention and enhancement of boundary vegetation, together with the achievement of Biodiversity Net Gain is likely to provide a betterment in terms of biodiversity and green infrastructure. Development of the site will make a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Major negative effects: **None** Minor negative effects: **SO1 Climate Change Mitigation, SO6 Waste, SO7 Pollution, SO10 Landscape & Townscape and SO13 Travel & Accessibility** All development will result in an increase in greenhouse gas emissions, waste production and light pollution, particularly with an increase of private motor vehicles inevitably arising from the development. However, the application of Local Plan policies should mitigate any negative impacts. Due to narrow and elongated nature of the site, which projects away from the road, in isolation its development would likely appear incongruous with the predominantly linear, road frontage pattern of development along Chiddingly Road to the north of the site. However, it is noted that the site is subject to a current planning application as part of a wider scheme involving the land to the north, which could provide a more cohesive development.

	Despite the site's relatively sustainable location, no footpath exists at the site entrance. It is noted however that this could potentially be provided as part of any development. An upgraded vehicular access to the site, would also need to be provided. No significant effect: **SO4 Water Resources/Quality, SO10 Landscape & Townscape, SO11 Culture & Heritage, SO18 Economy & Employment and SO19 Town & Village Centres** Whilst all development will result in additional pressure on water resources, the application of policies in the Plan will provide sufficient mitigation through good design, noting that all development will need to comply with the most up to date Building Regulations, as well as the requirements of The Environment Act 2021. There are no heritage assets within the site, and it is not considered that the development would have an impact on the setting of listed buildings nearby. The site does not propose retail or employment uses, and as such there will be no significant effect on these objectives. Uncertain**:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 16 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 6 (net) dwellings and has been proposed for allocation on this basis. The site is located within the proposed development boundary and therefore in accordance with the spatial strategy as a whole. The 2023 Landscape Sensitivity Assessment states that this site's landscape is moderately sensitive to residential development, owing to its relatively exposed nature and with some views into the site available from existing development along Chiddingly Road, which increases its sensitivity. However, given the approval for residential development to the north of the site and the mature tree screening to the south of the site, the site would be seen as a logical extension to the approved development at Horeham Flat Farm. The site is subject to a live full planning application, alongside SHELAA site 911/3030, for 41 (net) dwellings under planning reference WD/2022/1899/MAJ. It is acknowledged that the current vehicular and pedestrian access arrangements need improvement, and that delivered in isolation, there will be negative landscape impacts. However, there is clear potential for these issues to be mitigated by delivery as part of a larger site, in conjunction with the site to the north, as this would likely be more appropriate in order to provide a cohesive development that responds positively to local distinctiveness.

SHELAA Ref: 1059/3030 **SITE:** Land Adjacent Burlow Cottage, A267

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1059/3030 Name: Land adjacent Burlow Cottage, A267, TN21 0LG
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site agricultural and pastural land located to the south of Horam and east of the A267. • Development proposes a residential scheme, with the submission documents stating the site has the potential for up to 98 dwellings. • The site is located south of the village of Horam, within the proposed settlement boundary. • The nearest bus stop is located approximately 20m from the existing site access, and another on the opposite side of the A267, beside the Crematorium entrance). Buses here are provided every 30 minutes, with services running between Heathfield to the north and Eastbourne to the south. No pedestrian access exists to these bus stops at present, but a Masterplan forming part of submission for the wider Coxlow Farm development shows connectivity between the site and these points, encouraging use of this sustainable transport option. • There are no Public Rights of Way within, or adjacent to, the site. • Horam is identified as a sustainable settlement, being a primary village, due to the facilities, services and sustainable transport modes available. • The site complies with the overall spatial strategy for the district as it is within this sustainable settlement. • Development will however 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: 1059/3030 Name: Land adjacent Burlow Cottage, A267, TN21 0LG
		S	M	L	Overall	Commentary
						• All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is no known risk of surface water flooding and no watercourses are present on site. • This is a greenfield site and as such, development would introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. A drainage strategy will need to consider the layout/amount of development proposed. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1, as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is no known risk of surface water flooding, and no watercourses are present on site. • The site is not within an area of groundwater concern and therefore is not at risk of groundwater flooding. • The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided for the site in terms of surface water runoff, and control on water quality, as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1059/3030 Name: Land adjacent Burlow Cottage, A267, TN21 0LG
		S	M	L	Overall	Commentary
						• Given the large scale of the development, and that site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be major positive over all timeframes as residents and property would not be at risk.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses on site, so the potential for water pollution is limited. • 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 on water resources could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is greenfield and located in a rural location. • The site is not safeguarded for minerals or waste operations. • There are no known contamination issues on the site. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1059/3030 Name: Land adjacent Burlow Cottage, A267, TN21 0LG
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the effect on this SA Objective is considered to be uncertain at this stage as further information is required to the extent and impact of the development.
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. Given the scale of development and likely timescale for construction, best practice construction techniques will need to be followed and set out in a Construction Management Plan. This will ensure management and monitoring in a site specific manner, whilst allow complying with other Policies in the Plan that 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 areas classified as 'Darker' by CPREs light pollution mapping. Any development will therefore have some notable effect on the rural tranquillity of the area at night, and will need careful consideration in design, and layout and quantum of development, to mitigate some of this impact. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • The site access is located close to Wealden Crematorium to the west, bringing a potential significant amount of residential development closer to the crematorium than was planned when it was first designed in recent years. Smoke, gases or fumes emitted from its chimney, have the potential to cause an adverse impact to future resident's air quality, especially when combined with other sources of pollutants (increased traffic for example due to road proximity on some parts of the site and increased development in the locality) This could result in an adverse impact on residential amenity, requiring a site specific Air Quality Assessment to be undertaken. Mitigation can then be designed accordingly, whether this be through location and siting of development, or other

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1059/3030 Name: Land adjacent Burlow Cottage, A267, TN21 0LG
		S	M	L	Overall	Commentary
						mitigation measures needed. Road proximity may also necessitate Noise Assessments on parts of the site fronting the A267 Horam Road. • 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. • There is limited alternative to the private car given the relative isolation of the site and absence of pathways along the main road. However, mitigation such as EV charging, or travel plans could assist in mitigating pollution impact from travel further. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Due to the size of development, and likely impact from light, noise and air pollution, there will be some minor negative effects expected on this SA Objective. Mitigation measures are likely possible to reduce emissions through appropriate application of relevant Local Plan policies.
SO8	GREEN & BLUE INFRASTRUCTURE					• There is substantial hedgerow and trees to stretches of the site's west boundary with the A267. Other field boundaries have hedgerow which provide habitat connectivity to neighbouring field enclosures and blocks of woodland north and south of the site. • Any development will need to ensure the retention of existing trees and hedgerows, together with the appropriate buffer zones required to protect the portion of Coggers Shaw Ancient Woodland, which abuts the southern corner of the site.. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact is considered to be uncertain at this time as it is unknown as to how the proposed residential development would retain and enhance ecological networks and corridors to ensure a positive contribution to the green and blue infrastructure network

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1059/3030 Name: Land adjacent Burlow Cottage, A267, TN21 0LG
		S	M	L	Overall	Commentary
SO9	BIODIVERSITY					• The site is likely to have some notable biodiversity value given its greenfield status and substantial hedgerow and trees on the western boundary, together with other field boundaries within the site. The neighbouring site to the east also has 'Good quality semi-improved grassland'. • A portion Ancient Woodland abuts the southern corner of the site (Coggers Shaw). There are connections to / from the site and these areas of woodland with trees and hedgerows forming wildlife corridors / stepping stones • Development would need to provide a suitable buffer to protect the ancient woodland adjacent to the site. This may need to be more carefully considered than providing minimum buffer distance. The amount of development, its extent and proximity, and the activity and impact arising from it, could have potential significant effects on the ecosystem the ancient woodland seeks to protect. Development will therefore need to be carefully sited and considered, as well as providing mitigation needed. • 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. • Due to the potential harm from development on the existing biodiversity of the site, due to the scale and extent of potential development and existence of irreplaceable habitat adjacent to the site, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective
SO10	LANDSCAPE & TOWNSCAPE					• The Landscape Sensitivity Assessment 2023 states that the site landscape is moderately sensitive to residential development, although this sensitivity increases for large scale developments, as is proposed here. It is noted the site is located adjacent to the relatively busy trunk road (A267), which reduces tranquillity and decreases sensitivity. Existing development along the A267 influences the pastoral character and historic field pattern locally, reducing sensitivity along this edge. • Developing this site in isolation would introduce built form into a largely rural area, resulting an isolated site, visually separated from Horam Village and its services. It

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1059/3030 Name: Land adjacent Burlow Cottage, A267, TN21 0LG
		S	M	L	Overall	Commentary
						would also contribute to increasing the settlement pattern and changing the character of the village by extending into the landscape that abuts it. • The landscape is not within a protected area of the High Weald AONB, or the South Downs National Park, nor in the setting or locality of either. • Development at the site would need to provide landscape mitigation to visually contain the site on the northern, eastern and southern boundaries specifically. This would need to include the protection and enhancement of existing hedgerows and mature trees as well as the strengthening of existing landscape features to improve green infrastructure connectivity throughout the site, including buffers for ancient woodland parcels • Policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies. • Despite the lack of a fully detailed scheme for the site which is key to assessing character and landscape impact, the impact on the rural nature of the site from developing this site in isolation, particularly in terms of its visual separation from Horam and its services, the effect on the SA objective is considered to be major negative
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not in a Conservation Area and nor is it within the setting of a CA. No other heritage assets are located in or nearby the site. • The effect on this SA Objective is considered to have no significant effect due to the absence of any heritage assets within or around the site.
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: 1059/3030 Name: Land adjacent Burlow Cottage, A267, TN21 0LG
		S	M	L	Overall	Commentary
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site has an existing shared access directly onto the A267, although in its current form it will not be suitable for intensification. A new access would need to be provided to facilitate the development. • The nearest bus stop is located approximately 20m from the existing site access, and another on the opposite side of the A267, beside the Crematorium entrance). Buses here are provided every 30 minutes, with services running between Heathfield to the north and Eastbourne to the south. No pedestrian access exists to these bus stops at present, but a Masterplan forming part of submission for the wider Coxlow Farm development shows connectivity between the site and these points, encouraging use of this sustainable transport option, if the site is brought forward as part of a wider development. • The nearest railway station is Berwick Station, located 7.5 miles away. Realistically, this is only accessible by car. • The site is located one mile from the centre of Horam, although there are no pavements or cycle routes between it and the available facilities. • No public rights of way are located within, or close to the site. • Horam is identified as a sustainable settlement, being a primary village, due to the facilities, services and sustainable transport modes available. • The bus stops provide access to half hourly services to Heathfield in the north and Uckfield in the south. Submission documents for the wider developable area show connectivity and dedicated footpaths that link directly to these stops, to encourage use of sustainable transport modes. • No detail is given of enhancement to current public transport provision. • The existing vehicular access for the site is not suitable for intensification and a new access would be required. However, this may prove difficult at this point on the road as achieving the necessary visibility splays in both directions may not be possible. Furthermore, there is no public footpath along the A267 at the point of the site and given the nature of the road, which has a high volume of fast-moving traffic, it would represent an unappealing and potentially hazardous environment for pedestrians and cyclists. As such, the site has poor pedestrian connectivity and accessibility to public transport links and services and facilities by means other than a private motor vehicle.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1059/3030 Name: Land adjacent Burlow Cottage, A267, TN21 0LG
		S	M	L	Overall	Commentary
						The effect on this SA objective is considered to be major negative, as the opportunities for sustainable transport are absent when the site is considered in isolation.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, the site promoter has identified that the whole site would deliver up to 98 (net) dwellings, which even if reduced to account for more limited development to take account of overhead power lines crossing the site, would make a significant contribution to the Districts housing needs. • Furthermore, due to the size of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services are located in Horam, within 1.2 miles, accessible within 12 minutes by bus service (noting there are no pavements on the adjacent road). • The clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The existing capacity within the health sector for this area would need to be expanded. • There is a deficit in amenity green space and play provision within the Parish of Horam, as identified in the Wealden Open Space Study 2022. • The location of Horam village relatively central in the District means it is served by sports facilities in the catchment areas of Heathfield, Hailsham and Crowborough. Each of these have varying deficits in pitch provision. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short but uncertain

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1059/3030 Name: Land adjacent Burlow Cottage, A267, TN21 0LG
		S	M	L	Overall	Commentary
						in the medium to longer term, depending on the expansion of the existing health sector. Given that the development's scale, the lack of sports provision is not considered to be significantly impacted when looking at the site in isolation.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • In isolation, the site is detached from Horam centre with poor public transport links. However, the development will support services in the centre, with future occupiers accessing and supporting local retail stores, services and meeting places, helping to sustain these key features of a primary village centre.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1059/3030 Name: Land adjacent Burlow Cottage, A267, TN21 0LG
		S	M	L	Overall	Commentary
						• Based on the additional support development could bring for local services it is considered that the site would have a minor positive effect on this SA Objective.
SO20	EDUCATION & SKILLS					• Horam village is identified as having a shortfall of early years provision and primary school provision, both largely emerging at the latter end of the Plan period, notwithstanding that Maynard's Green Primary School exists in the locality (2 miles away), as this struggles with capacity and access issues. It has been identified that there is a need for the provision of a new two from entry primary school with early years provision to replace the existing but constrained primary school at Maynard's Green. • The nearest pre-school is Horam Community Pre-School, located 0.9 miles away, via a 21-minute walk (noting that there are no pathways providing safe access) • Secondary education is available at Heathfield Community College, accessible via a 35-minute bus ride. • There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • 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 may be some degree of pressure given the current inadequate school place provision within Horam. The applicant would be required to work with East Sussex County Council to resolve this as part of the application process, therefore the effects over the longer term are uncertain at this time

SUMMARY OF RESULTS:	Site No:1059/3030 Name: Land adjacent Burlow Cottage, A267, TN21 0LG																		
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 detailed 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.
Cumulative Effects	Horam is classified as a sustainable settlement, being a primary village in the Settlement Hierarchy, that offers services and facilities including a primary school, medical facilities, employment floor space, small retail stores and recreation/community space. The village has some capacity for growth, but 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 local highway network, specifically in terms of the A267 and local intersections/access points. Other infrastructure such as education, health services and community facilities will need to be considered. However, it is

	acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site lies within the proposed development boundary for Horam, although is detached from the Village to access services and facilities, with poor public transport links. Development of the site in some manner does however conform with the overall strategy for development within Wealden as it within a sustainable settlement. Major positive effects**: SO3 Flood Risk and SO14 Housing** The site is located within Flood Zone 1, and as such, is at the lowest risk of flooding. Whilst there will be an increase in impermeable surface as a result of development, it is considered that mitigation through sustainable drainage provision will ensure that flood risk is suitably controlled. Development of the site will make a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Minor positive effects: **SO19 Town and Village Centres** The development will support services in the centre, with future occupiers accessing and supporting local retail stores, services and meeting places, helping to sustain these key features of a primary village centre Major negative effects: **SO10 Landscape & Townscape and SO13 Travel & Accessibility** Developing this site in isolation would introduce built form into a largely rural area, resulting an isolated site, visually separated from Horam Village and its services. It would also contribute to increasing the settlement pattern and changing the character of the village by extending into the landscape that abuts it. The existing vehicular access for the site is not suitable for intensification and a new access would need to be provided. However, this may prove difficult at this point on the road as achieving the necessary visibility splays in both directions may not be possible. Furthermore, there is no public footpath along the A267 at the point of the site and given the nature of the road, which has a high volume of fast-moving traffic, it would represent an unappealing and potentially hazardous environment for pedestrians and cyclists. As such, the site has poor pedestrian connectivity and accessibility to public transport links and services and facilities by means other than a private motor vehicle.

	Minor negative effects: **SO1 Climate Change Mitigation, SO6 Waste, SO7 Pollution and SO9 Biodiversity** All development will result in an increase in greenhouse gas emissions, waste production and light pollution, particularly with an increase of private motor vehicles inevitably arising from the development. However, the application of Local Plan policies should mitigate any negative impacts. The site is likely to be of worthy biodiversity value, and Ancient Woodland is adjacent to the site boundary. Due to the very nature and scale of the development, there is likely to be some harm caused to the biodiversity of the site, unless development is appropriately sited and satisfactory mitigation can be achieved. No significant effect: **SO11 Culture & Heritage and SO18 Economy and Employment** There are no heritage assets within or surrounding the site that are likely to be affected by the development. The site does not propose employment uses, and as such there will be no significant effect on this objective. Uncertain**:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal is for up to 98 (net) dwellings. Given the constraints identified in the evidence base and SA, the site is considered to not be appropriate for allocation in isolation. The development of this site as a single entity for residential development would not be suitable, given its isolation and visual separation from the settlement of Horam and the services, public transport it provides. Pedestrian access is poor and there is a distinct lack of opportunities for sustainable travel. The site forms part of Site 875/3030.

SHELAA Ref: 1062/3030 **SITE:** Land Adjoining Discovery Way and Village Hall, Horam

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1062/3030 Name: Land adjoining Discovery Way and Village Hall, Horam, TN21 0JF
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• This is a Greenfield site, comprising scrubland and trees, It is located on the periphery of Horam but benefits from close proximity to the centre of Horam and its associated services, facilities and public transport. • Development proposes a residential scheme, with the submission documents proposing a capacity of 10 dwellings. • The site complies with the overall spatial strategy for the district as it is within this sustainable settlement, and within the proposed development boundary. • There are bus stops approximately 160m to the north of the site on the A267. Buses here are provided every 30 minutes, with services running between Heathfield to the north and Eastbourne to the south. • There is a footpath along the frontage of the site with the A267 and also a footpath to the rear along Discovery Way, which provide direct pedestrian connectivity into the core of the village. • No Public Rights of Way run through or adjacent to the site. • Horam is identified as a sustainable settlement, being a primary village, due to the facilities, services and sustainable transport modes available. • Development will however result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1062/3030 Name: Land adjoining Discovery Way and Village Hall, Horam, TN21 0JF
		S	M	L	Overall	Commentary
						to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • Development of the site would introduce impermeable surfaces on a currently Greenfield site, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. Whilst there is no identified risk of surface water flooding, given the increase in impermeable surface, a drainage strategy will still be required. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no identified risk of surface water flooding. • The site is not within an area of groundwater concern and therefore is not at risk of groundwater flooding. • No identified watercourses are on site. • 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 and surface water flood risk, as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk as a result of the increase in

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1062/3030 Name: Land adjoining Discovery Way and Village Hall, Horam, TN21 0JF
		S	M	L	Overall	Commentary
						impermeable surface, the impact on this SA Objective is likely to be minor positive over all timeframes as residents and property would not be at risk.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There is a large pond within the north-western corner of the site, presenting some potential for water pollution unless mitigated and controlled effectively. • 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 limited size of the site and the potential development that could come forward, it is considered there will be no significant effect on this SA Objective and that mitigation through good design and compliance with local plan policies will address water efficiency and water quality.
SO5	SOIL, LAND & MINERALS					• The site is an undeveloped Greenfield site. • The site is not safeguarded for minerals or waste operations. • There are no known contamination issues on the site. • The site is proposed to be developed for 10 dwellings. 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: 1062/3030 Name: Land adjoining Discovery Way and Village Hall, Horam, TN21 0JF
		S	M	L	Overall	Commentary
						• Therefore, further investigation would be required and 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. Given the scale of development and likely timescale for construction, best practice construction techniques will need to be followed and set out in a Construction Management Plan. This will ensure management and monitoring in a site specific manner, whilst allow complying with other Policies in the Plan that 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 areas classified as 'Darker' by CPREs light pollution mapping. Any development will therefore have some notable effect on the rural tranquillity of the area at night, and will need careful consideration in design, and layout and quantum of development, to mitigate some of this impact. • 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 site's location in proximity to the A267 and employment uses to the north-west may provide potential noise implications, which will need to be assessed and mitigation proposed. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Due to the size of development, and likely impact from light, noise and air pollution, there will be some minor negative effects expected on this SA Objective. Mitigation measures

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1062/3030 Name: Land adjoining Discovery Way and Village Hall, Horam, TN21 0JF
		S	M	L	Overall	Commentary
						are likely possible to reduce emissions through appropriate application of relevant Local Plan policies.
SO8	GREEN & BLUE INFRASTRUCTURE					• Trees and hedgerows exist on the boundaries of the site, although the western boundary is largely open. The boundary trees do not however, connect into a wider network due to the intervening development round the site. • There is a large pond surrounded by mature trees in the north-western corner of the site, which would need to be retained and protected as part of any development. • Development would need to seek to retain and enhance boundary features for biodiversity, as well as provide an improved landscape buffer and screening on the western boundary. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The effect on this SA Objective is considered to be minor positive as achieving Biodiversity Net Gain and improving screening is likely to increase the biodiversity value of the site.
SO9	BIODIVERSITY					• The nature of the site is likely to result in the loss of some biodiversity in the short-term during construction although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate quantum, siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The effect on this SA Objective is considered to be minor positive, as achieving Biodiversity Net Gain is likely to increase the biodiversity value of the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1062/3030 Name: Land adjoining Discovery Way and Village Hall, Horam, TN21 0JF
		S	M	L	Overall	Commentary
SO10	LANDSCAPE & TOWNSCAPE					• The site has not been assessed in the Landscape Sensitivity Assessment 2023, although its sensitivity is likely to be low for small scale residential development as proposed due to its proximity to the A267 and surrounding built form. • The landscape is not within a protected area of the High Weald, or the South Downs National Park, nor in the setting or locality of either. • Development at the site would need to provide landscape mitigation to visually contain the site on the western boundary specifically, also taking account of the open views from the west. This would need to include the protection and enhancement of existing hedgerows and mature trees as well as the strengthening of existing landscape features to improve green infrastructure connectivity throughout the site, • Policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies. • Whilst there is a lack of a fully detailed scheme for the site which is key to assessing character and landscape impact, it is considered that the site has low landscape value and its development would not be at odds with its surroundings. As such, it is considered there will be no significant effect on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not in a Conservation Area and nor is it within the setting of a CA. No other heritage assets are located in or nearby the site. • The effect on this SA Objective is considered to have no significant effect due to the absence of any heritage assets within or around the site.
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: 1062/3030 Name: Land adjoining Discovery Way and Village Hall, Horam, TN21 0JF
		S	M	L	Overall	Commentary
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site does not benefit from an existing vehicular access. • It is sited in in close proximity to the centre of Horam and its associated services and facilities and public transport. • There are bus stops approximately 160m to the north of the site on the A267. Buses here are provided every 30 minutes, with services running between Heathfield to the north and Eastbourne to the south. • There is a footpath along the frontage of the site with the A267 and also a footpath to the rear along Discovery Way, which provide direct pedestrian connectivity into the core of the village. • No Public Rights of Way run through or adjacent to the site. • The nearest train stations are Berwick (8 miles), Uckfield (8.5 miles) and Buxted (9 miles). • The site is located just outside the centre of Horam, with good pedestrian and cycle connectivity. • No public rights of way are located within, or close to the site. • Horam is identified as a sustainable settlement, being a primary village, due to the facilities, services and sustainable transport modes available. • The bus stops provide access to half hourly services to Heathfield in the north and Uckfield in the south. Submission documents for the wider developable area show connectivity and dedicated footpaths that link directly to these stops, to encourage use of sustainable transport modes. • No detail is given of enhancement to current public transport provision. • Additional development in this location would put extra pressure on the road network, although this is unlikely to be severe. A full transport assessment would however be needed, and it is likely that some works will be required to ensure the access is suitable for intensification. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1062/3030 Name: Land adjoining Discovery Way and Village Hall, Horam, TN21 0JF
		S	M	L	Overall	Commentary
						• The impact is considered minor positive at this stage given the site's sustainable location and good access to public transport services offering an alternative to the reliance on the private car. A new vehicular access to the site, would however need to be provided.
SO14	HOUSING					• There are no details as to the 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. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward
SO15	HEALTH & WELLBEING					• The nearest health services are located in Horam on Horebeech Lane, 0.2 miles away, a 5 minute walk directly from the site. • The clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The existing capacity within the health sector for this area would need to be expanded. • There is a deficit in amenity green space and play provision within the Parish of Horam, as identified in the Wealden Open Space Study 2022. • The location of Horam village relatively central in the District means it is served by sports facilities in the catchment areas of Heathfield, Hailsham and Crowborough. Each of these have varying deficits in pitch provision. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services or sports provision, the effects on this SA Objective are likely to be minor negative in the

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1062/3030 Name: Land adjoining Discovery Way and Village Hall, Horam, TN21 0JF
		S	M	L	Overall	Commentary
						short but uncertain in the medium to longer term, depending on the expansion of the existing health sector.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • Due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Horam will continue.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1062/3030 Name: Land adjoining Discovery Way and Village Hall, Horam, TN21 0JF
		S	M	L	Overall	Commentary
SO20	EDUCATION & SKILLS					• Horam village is identified as having a shortfall of early years provision and primary school provision, both largely emerging at the latter end of the Plan period, notwithstanding that Maynard's Green Primary School exists in the locality (1.1 miles away), as this struggles with capacity and access issues. It has been identified that there is a need for the provision of a new two from entry primary school with early years provision to replace the existing but constrained primary school at Maynard's Green. • The nearest pre-school is Horam Community Pre-School, located 0.4 miles away. • Secondary education is available at Heathfield Community College, accessible via a 35-minute bus ride. • There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • 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 may be some degree of pressure given the current inadequate school place provision within Horam. The applicant would be required to work with East Sussex County Council to resolve this as part of the application process, therefore the effects over the longer term are uncertain at this time

SUMMARY OF RESULTS:	Site No: 1062/3030 Name: Land Adjoining Discovery Way and Village Hall, Horam, TN21 0JF																			
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 detailed 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.
Cumulative Effects	Horam is classified as a sustainable settlement, being a primary village in the Settlement Hierarchy, that offers services and facilities including a primary school, medical facilities, employment floor space, small retail stores and recreation/community space. The village has some capacity for growth, but 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 local highway network, specifically in terms of the A267 and local intersections/access points. Other infrastructure such as education, health services and community facilities will need to be considered. However, it is

	acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site lies within the proposed development boundary for Horam, in close proximity to the Village with good access to services and facilities but public transport. Development of the site conforms with the overall strategy for development within Wealden as it is within a sustainable settlement. Major positive effects: **None** Minor positive effects: **SO3 Flood Risk, SO8 Green & Blue Infrastructure, SO9 Biodiversity, SO3 Sustainable Travel & Accessibility and SO14 Housing** The site is located within Flood Zone 1, and as such, is at the lowest risk of flooding. Whilst there will be an increase in impermeable surface as a result of development, it is considered that mitigation through sustainable drainage provision will ensure that flood risk is suitably controlled. Subject to the retention and enhancement of boundary vegetation, together with the achievement of Biodiversity Net Gain is likely to provide a betterment in terms of biodiversity and green infrastructure. The site is located close to the centre of Horam with good pedestrian and cycle connectivity offering an alternative to the use of the private car. A new vehicular access to the site, would however need to be provided The provision of additional dwellings on this site would make a much need contribution towards Wealden's housing needs. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Major negative effects: **None** Minor negative effects: **SO1 Climate Change Mitigation, SO6 Waste and SO7 Pollution** All development will result in an increase in greenhouse gas emissions, waste production and light pollution, particularly with an increase of private motor vehicles inevitably arising from the development. However, the application of Local Plan policies should mitigate any negative impacts.

	No significant effect: **SO4 Water Resources/Quality, SO10 Landscape & Townscape, SO11 Culture & Heritage, SO18 Economy & Employment and SO19 Town & Village Centres** Whilst all development will result in additional pressure on water resources, the application of policies in the Plan will provide sufficient mitigation through good design, noting that all development will need to comply with the most up to date Building Regulations, as well as the requirements of The Environment Act 2021. The site is surrounded by built form and located in close proximity to the village centre. The infill of the site would not be at odds with the character of the surrounding area. There are no heritage assets within the site, and it is not considered that the development would have an impact on the setting of listed buildings nearby. The site does not propose retail or employment uses, and as such there will be no significant effect on these objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 10 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 5 (net) dwellings and has been proposed for allocation on this basis. The site is in a highly sustainable location and benefits from good connectivity to the centre of Horam and its associated services and facilities to the north. Additionally, the site is within the Horam proposed development boundary and conforms with the spatial strategy as a whole. The site is well screened on its boundaries, except the western boundary, which will require improved landscape buffering to separate residential development from the existing employment units.

SHELAA Ref: 1171/3030 **SITE:** Land East of Horam Road, Horam

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1171/3030 Name: Land east of Horam Road, Horam, TN21 0LH
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises a residential dwelling, its associated curtilage and a small field. It is located on the periphery of Horam within a countryside location. The site benefits from relatively close proximity to the centre of Horam and its associated services, facilities and public transport. • Development proposes a residential scheme, although a proposed capacity has not been provided. • The site complies with the overall spatial strategy for the district as it is within this sustainable settlement, and within the proposed development boundary. • The nearest bus stop is located approximately 200m south of the site's access along the A267. Buses here are provided every 30 minutes, with services running between Heathfield to the north and Eastbourne to the south. No pedestrian or cycle access exists to these bus stops at present, but a Masterplan forming part of submission for the wider Coxlow Farm development shows connectivity between the site and these points, encouraging use of this sustainable transport option. • Horam is identified as a sustainable settlement, being a primary village, due to the facilities, services and sustainable transport modes available. • Development will however 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. • Given that there is no pedestrian or cycle connectivity to Horam Village, there will be a great reliance on the private car when the site is considered in isolation. Development will therefore result in an increase in greenhouse gas emissions and therefore a minor

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1171/3030 Name: Land east of Horam Road, Horam, TN21 0LH
		S	M	L	Overall	Commentary
						negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • Development of the site would introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. Whilst there is no identified risk of surface water flooding, given the increase in impermeable surface, a drainage strategy will still be required. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no identified risk of surface water flooding. • The site is not within an area of groundwater concern and therefore is not at risk of groundwater flooding. • No identified watercourses are on site. • 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 and surface water flood risk, as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk as a result of the increase in

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1171/3030 Name: Land east of Horam Road, Horam, TN21 0LH
		S	M	L	Overall	Commentary
						impermeable surface, the impact on this SA Objective is likely to be minor positive over all timeframes as residents and property would not be at risk.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity, although a drainage channel exists along the eastern boundary of the site. However, it is still considered that 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 potential development that could come forward, it is considered there will be no significant effect on this SA Objective and that mitigation through good design and compliance with local plan policies will address water efficiency.
SO5	SOIL, LAND & MINERALS					• The site is a brownfield site with a small field included in the site boundary. • The site is not safeguarded for minerals or waste operations. • There are no known contamination issues on the site. • Disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1171/3030 Name: Land east of Horam Road, Horam, TN21 0LH
		S	M	L	Overall	Commentary
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies in the Plan that 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 areas classified as 'Darker' by CPREs light pollution mapping. Any development will therefore have some notable effect on the rural tranquillity of the area at night, and will need careful consideration in design, and layout and quantum of development, to mitigate some of this impact. • 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. • There is limited alternative to the private car given the relative isolation of the site and absence of pathways along the main road. However, mitigation such as EV charging, or travel plans could assist in mitigating pollution impact from travel further. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Due to the size of development, and likely impact from light, noise and air pollution, there will be some minor negative effects expected on this SA Objective. Mitigation measures are likely possible to reduce emissions through appropriate application of relevant Local Plan policies.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site comprises mature trees along the western and southern boundaries in the site, which connect into the wider network of field boundaries and woodland to the north, east and south.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1171/3030 Name: Land east of Horam Road, Horam, TN21 0LH
		S	M	L	Overall	Commentary
						• There are no watercourses in the site. • Development would need to seek to retain and enhance these features for biodiversity. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The effect on this SA Objective is considered to be minor positive as achieving Biodiversity Net Gain is likely to increase the biodiversity value of the site.
SO9	BIODIVERSITY					• The nature of the site is likely in the loss of some biodiversity in the short-term during construction although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate quantum, siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The effect on this SA Objective is considered to be minor positive, as achieving Biodiversity Net Gain is likely to increase the biodiversity value of the site.
SO10	LANDSCAPE & TOWNSCAPE					• The Landscape Sensitivity Assessment 2023 states that the site landscape is moderately sensitive to residential development. It is noted the site is located adjacent to the relatively busy trunk road (A267), which reduces tranquillity and decreases sensitivity. Existing development along the A267 influences the pastoral character and historic field pattern locally, reducing sensitivity along this edge. • Developing this site in isolation would introduce built form into a largely rural area, increasing the settlement pattern and changing the character of the village by extending into the landscape that abuts it.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1171/3030 Name: Land east of Horam Road, Horam, TN21 0LH
		S	M	L	Overall	Commentary
						• Due to the narrow and elongated nature of the site, in isolation its development would likely appear incongruous with the less formal, scattered and sporadic development along the A267 at this point and harmful to the rural setting. • The landscape is not within a protected area of the High Weald, or the South Downs National Park, nor in the setting or locality of either. • Development at the site would need to provide landscape mitigation to visually contain the site on the western boundary specifically, also taking account of the open views from the west. This would need to include the protection and enhancement of existing hedgerows and mature trees as well as the strengthening of existing landscape features to improve green infrastructure connectivity throughout the site, including buffers for ancient woodland parcels. • Policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies. • Whilst there is a lack of a fully detailed scheme for the site which is key to assessing character and landscape impact, it is considered that due to the narrow and elongated nature of the site, in isolation its development would likely appear incongruous with the less formal, scattered and sporadic development along the A267 at this point and harmful to the rural setting. The full effect on this SA Objective is therefore considered to be minor negative at this time.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not in a Conservation Area and nor is it within the setting of a CA. No other heritage assets are located in or nearby the site. • The effect on this SA Objective is considered to have no significant effect due to the absence of any heritage assets within or around the site.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1171/3030 Name: Land east of Horam Road, Horam, TN21 0LH
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site benefits from existing vehicular access onto the A267, although this would be sub-standard for intensification and would require formalising and upgrading. The site does however, benefit from close proximity to the centre of Horam and its associated services and facilities and public transport. • The nearest bus stop is located approximately 200m south of the site's access along the A267. Buses here are provided every 30 minutes, with services running between Heathfield to the north and Eastbourne to the south. No pedestrian or cycle access exists to these bus stops at present, but a Masterplan forming part of submission for the wider Coxlow Farm development shows connectivity between the site and these points, encouraging use of this sustainable transport option. • The nearest train stations are Berwick and Buxted. These are realistically only reachable by car. • The site is located one mile from the centre of Horam, although there are no pavements or cycle routes between it and the available facilities. • No public rights of way are located within, or close to the site. • Horam is identified as a sustainable settlement, being a primary village, due to the facilities, services and sustainable transport modes available. • The bus stops provide access to half hourly services to Heathfield in the north and Uckfield in the south. Submission documents for the wider developable area show connectivity and dedicated footpaths that link directly to these stops, to encourage use of sustainable transport modes. • No detail is given of enhancement to current public transport provision. • The existing vehicular access for the site is sub-standard for intensification and would require formalising and upgrading. However, this may prove difficult at this point on the road as achieving the necessary visibility splays in both directions may not be possible. Furthermore, there is no public footpath along the A267 at the point of the site and given the nature of the road, which has a high volume of fast-moving traffic, it would represent an unappealing and potentially hazardous environment for pedestrians and cyclists. As such, the site has poor pedestrian connectivity and accessibility to public transport links and services and facilities by means other than a private motor vehicle. The effect on this

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1171/3030 Name: Land east of Horam Road, Horam, TN21 0LH
		S	M	L	Overall	Commentary
						SA objective is considered to be major negative, as the opportunities for sustainable transport are absent when the site is considered in isolation.
SO14	HOUSING					• There are no details as to the 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. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward
SO15	HEALTH & WELLBEING					• The nearest health services are located in Horam, 0.9 miles away, a 20 minute walk (noting no pavements) from the site access. • The clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The existing capacity within the health sector for this area would need to be expanded. • There is a deficit in amenity green space and play provision within the Parish of Horam, as identified in the Wealden Open Space Study 2022. • The location of Horam village relatively central in the District means it is served by sports facilities in the catchment areas of Heathfield, Hailsham and Crowborough. Each of these have varying deficits in pitch provision. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services or sports provision, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1171/3030 Name: Land east of Horam Road, Horam, TN21 0LH
		S	M	L	Overall	Commentary
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • Due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Horam will continue.
SO20	EDUCATION & SKILLS					• Horam village is identified as having a shortfall of early years provision and primary school provision, both largely emerging at the latter end of the Plan period, notwithstanding that Maynard's Green Primary School exists in the locality (1.5 miles away), as this struggles with capacity and access issues. It has been identified that there

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1171/3030 Name: Land east of Horam Road, Horam, TN21 0LH
		S	M	L	Overall	Commentary
						is a need for the provision of a new two from entry primary school with early years provision to replace the existing but constrained primary school at Maynard's Green. • The nearest pre-school is Horam Community Pre-School, located 0.5 miles away. • Secondary education is available at Heathfield Community College, accessible via a 35-minute bus ride. • There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • 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 may be some degree of pressure given the current inadequate school place provision within Horam. The applicant would be required to work with East Sussex County Council to resolve this as part of the application process, therefore the effects over the longer term are uncertain at this time

SUMMARY OF RESULTS:	Site No: 1171/3030 Name: Land East of Horam Road, Horam, TN21 0LH																			
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 detailed 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.
Cumulative Effects	Horam is classified as a sustainable settlement, being a primary village in the Settlement Hierarchy, that offers services and facilities including a primary school, medical facilities, employment floor space, small retail stores and recreation/community space. The village has some capacity for growth, but 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 local highway network, specifically in terms of the A267 and local intersections/access points. Other infrastructure such as education, health services and community facilities will need to be considered. However, it is

	acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site lies within the proposed development boundary for Horam, although is detached from the village to access services and facilities, with poor public transport links. Development of the site in some manner does however conform with the overall strategy for development within Wealden as it within a sustainable settlement. Major positive effects: **None** Minor positive effects: **SO3 Flood Risk, SO8 Green & Blue Infrastructure, SO9 Biodiversity and SO14 Housing** The site is located within Flood Zone 1, and as such, is at the lowest risk of flooding. Whilst there will be an increase in impermeable surface as a result of development, it is considered that mitigation through sustainable drainage provision will ensure that flood risk is suitably controlled. Subject to the retention of boundary vegetation, together with the achievement of Biodiversity Net Gain is likely to provide a betterment in terms of biodiversity and green infrastructure. The provision of additional dwellings on this site would make a much need contribution towards Wealden's housing needs. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Major negative effects: **SO13 Travel and Accessibility** The existing vehicular access is sub-standard for intensification and would require formalising and upgrading. However, this may prove difficult at this point on the road as achieving the necessary visibility splays in both directions may not be possible. Furthermore, there is no public footpath along the A267 at the point of the site and given the nature of the road, which has a high volume of fast-moving traffic, it would represent an unappealing and potentially hazardous environment for pedestrians and cyclists. As such, the site has poor pedestrian connectivity and accessibility to public transport links and services and facilities by means other than a private motor vehicle, contrary to this SA Objective. Minor negative effects: **SO1 Climate Change Mitigation, SO6 Waste and SO7 Pollution and SO10 Landscape & Townscape** All development will result in an increase in greenhouse gas emissions, waste production and light pollution, particularly with an increase of private motor vehicles inevitably arising from the development. However, the application of Local Plan policies should mitigate any negative impacts.

	Although the site is partly developed, it is detached from the built-up core of the village and is rural in character and viewed in the context of the open countryside to the north, east and south. Due to the narrow and elongated nature of the site, in isolation its development would likely appear incongruous with the less formal, scattered and sporadic development along the A267 at this point and harmful to the rural setting. This has not been identified as a major negative due to the relatively small scale of the development. No significant effect: **SO4 Water Resources/Quality, SO11 Culture & Heritage, SO18 Economy & Employment and SO19 Town & Village Centres** Whilst all development will result in additional pressure on water resources, the application of policies in the Plan will provide sufficient mitigation through good design, noting that all development will need to comply with the most up to date Building Regulations, as well as the requirements of The Environment Act 2021. There are no heritage assets within the site, and it is not considered that the development would have an impact on the setting of listed buildings nearby. The site does not propose retail or employment uses, and as such there will be no significant effect on these objectives. The site is relatively small scale, and whilst new dwellings will be provided resulting in additional support for the economy, its is not considered the impact will be significant. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal is for residential development however no quantum of housing has been proposed by the applicant. Given the findings of the evidence base and SA, the site in isolation is not considered appropriate for allocation. The development of this site as a single entity for residential development would not be suitable given its isolation and visual separation from the settlement of Horam and the services and public transport it provides, as well as the lack of opportunities to provide a vehicular access to the A267 in this location, pedestrian connectivity and landscape impacts. The site forms part of Site 875/3030.

SHELAA Ref: 1172/3030 **SITE:** Land at Chestnuts Farm, Horebeech Lane, Horam

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1172/3030 Name: Land at Chestnuts Farm, Horebeech Lane, Horam, TN21 0HN
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises farm buildings, woodland and agricultural land located to the south east of the centre of Horam and south Horebeech Lane. The site benefits from close proximity to the centre of Horam and its associated services, facilities and public transport. • Development proposes a mixed use scheme, with the submission documents stating a potential capacity of 250-350 dwellings, plus older persons housing, a community shop, offices and light industrial use. Green infrastructure will also be provided on site. • The site is located south of the village of Horam, within the proposed settlement boundary. • The nearest bus stop is located approximately 390 – 450m from the existing agricultural and residential access points at Chestnuts Farm on the A267; with footway connectivity along Horebeech Lane. Buses here are provided every 30 minutes, with services running between Heathfield to the north and Eastbourne to the south. No pedestrian access exists to these bus stops at present, but a Masterplan forming part of submission for the wider Coxlow Farm development shows connectivity between the site and these points, encouraging use of this sustainable transport option. • Pathways are however provided on the opposite side of Horebeech Lane. Direct access for pedestrians to the Cuckoo Trail to the east of the site is available via a public right of way that passes through the site. The Cuckoo Trail is a licensed bridleway and popular route which provides car free pedestrian and cycle access into Horam village at the north, and recreational opportunities further afield. The Cuckoo Trail then affords an exit point at Horebeech Lane (500m north of the PROW entry point) and at the village centre (1200m north of the PROW entry point) where main facilities and amenities are located. • There is no direct bicycle access to the Cuckoo Trail, although bicycle access is provided 200m along Horebeech Lane. • Horam is identified as a sustainable settlement, being a primary village, due to the facilities, services and sustainable transport modes available. • The site complies with the overall spatial strategy for the district as it is within this sustainable settlement.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1172/3030 Name: Land at Chestnuts Farm, Horebeech Lane, Horam, TN21 0HN
		S	M	L	Overall	Commentary
						• Development will however result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site is primarily greenfield with some brownfield, and development would introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • There is a risk of surface water flooding across the northern and eastern perimeters of the site following the topography of the land, as well as around several ponds on the site. As such, this will require submission of a comprehensive drainage strategy, and consideration of layout/amount of development proposed. • Drainage ditches are present across the north and along the east of the site. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1172/3030 Name: Land at Chestnuts Farm, Horebeech Lane, Horam, TN21 0HN
		S	M	L	Overall	Commentary
SO3	FLOOD RISK					• The site lies within Flood Zone 1, as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is a risk of surface water flooding across the northern and eastern perimeters of the site following the topography of the land, as well as around several ponds on the site. As such, this will require submission of a comprehensive drainage strategy, and consideration of layout/amount of development proposed. • Drainage ditches are present across the north and along the east of the site. • Mitigation measures will need to be provided for the site in terms of surface water runoff, and control on water quality, as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given that the potential for surface water flooding is unknown, and affects development potential on parts of the site, the effects on this SA Objective are considered uncertain at this time as further investigations would be required.
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. • Several drainage ditches are present across the north and along the east of the site presenting some potential for water pollution unless mitigated and controlled effectively. • 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 on water quality and resources could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1172/3030 Name: Land at Chestnuts Farm, Horebeech Lane, Horam, TN21 0HN
		S	M	L	Overall	Commentary
						population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is largely a greenfield site, with some existing built form in agricultural buildings. • The site is not safeguarded for minerals or waste operations. • There are no known contamination issues on the site, although depending on the proposed commercial uses of the site, this will need to be investigated further. In addition, 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. • Given the scale of development and likely timescale for construction, best practice construction techniques will need to be followed and set out in a Construction Management Plan. This will ensure management and monitoring in a site specific manner, whilst allow complying with other Policies in the Plan that 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 areas classified as 'Darker' by CPREs light pollution mapping. Any development will therefore have some notable effect on the rural tranquillity of the area at night, and will need careful consideration in design, and layout and quantum of development, to mitigate some of this impact. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1172/3030 Name: Land at Chestnuts Farm, Horebeech Lane, Horam, TN21 0HN
		S	M	L	Overall	Commentary
						district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • There is limited alternative to the private car given the relative isolation of the site and absence of pathways along the main road. However, mitigation such as EV charging, or travel plans could assist in mitigating pollution impact from travel further. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Due to the size of development, and likely impact from light, noise and air pollution, there will be some minor negative effects expected on this SA Objective. Mitigation measures are likely possible to reduce emissions through appropriate application of relevant Local Plan policies.
SO8	GREEN & BLUE INFRASTRUCTURE					• The hedgerows and trees on the field boundaries, and portions of ancient woodland within the site itself, as well as towards the northern and southern boundaries provide green infrastructure that creates wildlife corridors and stepping stones within the site itself and to the wider countryside. • Providing suitable site access would require the removal of ancient woodland to the north of the site. • Any development in the remainder of the site will need to ensure the retention of existing trees and hedgerows, together with the ancient woodland, with necessary buffer zones around them. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1172/3030 Name: Land at Chestnuts Farm, Horebeech Lane, Horam, TN21 0HN
		S	M	L	Overall	Commentary
						• In light of the loss of Ancient Woodland, which provides a positive contribution to the green infrastructure network, the effect on the SA Objective is considered to be major negative.
SO9	BIODIVERSITY					• The site is likely to have high biodiversity value, noting the priority habitat deciduous woodland within and adjacent Biodiversity Opportunity Area covering the Cuckoo Trail. • Ancient Woodland exists to both the north and south of the site, as well as within. There are connections to / from the site and these areas of woodland with trees and hedgerows forming wildlife corridors / stepping stones. • Providing suitable site access would require the removal of ancient woodland to the north of the site. • Development in the remainder of the site would need to provide a suitable buffer to protect the ancient woodland on site. This may need to be more carefully considered than providing minimum buffer distance. The amount of development, its extent and proximity, and the activity and impact arising from it, could have potential significant effects on the ecosystem the ancient woodland seeks to protect. Development will therefore need to be carefully sited and considered, as well as providing mitigation needed. • 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. • Whilst it is acknowledged that there is potential for harm to the existing biodiversity of the site, due to the scale and extent of potential development and existence of irreplaceable habitat on site, there is the potential for some degree of mitigation in that respect. However, the complete loss of Ancient Woodland to provide suitable access, cannot be mitigated. Therefore the impact on this SA Objective is considered to be major negative.
SO10	LANDSCAPE & TOWNSCAPE					• The Landscape Sensitivity Assessment 2023 states that the site landscape is moderately sensitive to residential development. It is noted that sites in this location are located within the gently undulating pastoral landscape to the south-east of the village, with the

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1172/3030 Name: Land at Chestnuts Farm, Horebeech Lane, Horam, TN21 0HN
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						historic field pattern and the wooded pastoral setting, including some areas of ancient woodland, forming key sensitivities. The relative tranquillity of parts, away from the busy A267, and the setting also increases sensitivity, with occasional intervisibility with the High Weald National Landscape. Some more modern development nearby the area decreases sensitivity. • Developing this site would introduce built form into a largely rural area, and considerably increase the size and extent of the village, increasing the settlement pattern and changing the character of the village by extending into the landscape that abuts it. • The landscape is not within a protected area of the High Weald NL, or the South Downs National Park, nor in the setting or locality of either. • Development at the site would need to provide landscape mitigation to visually contain the site on the eastern boundary specifically, also taking account of the open views from the public right of way which passes through the site. This would need to include the protection and enhancement of existing hedgerows and mature trees as well as the strengthening of existing landscape features to improve green infrastructure connectivity throughout the site, including buffers for ancient woodland parcels. • Policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies. • Due to the lack of a fully detailed scheme for the site which is key to assessing character and landscape impact, the full effect on this SA Objective is considered to be uncertain at this time.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not in a Conservation Area and nor is it within the setting of a CA. No other heritage assets are located in or nearby the site. • The effect on this SA Objective is considered to have no significant effect due to the absence of any heritage assets within or around the site.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1172/3030 Name: Land at Chestnuts Farm, Horebeech Lane, Horam, TN21 0HN
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						• Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site comprises an existing access onto Horebeech Lane, although access serving the sites' development would need to pass through ancient woodland, which would not be acceptable when the site is considered in isolation. The site does however, benefit from close proximity to the centre of Horam and its associated services and facilities and public transport. • The nearest bus stop is located approximately 390 – 450m from the existing agricultural and residential access points at Chestnuts Farm on the A267; with footway connectivity along Horebeech Lane. Buses here are provided every 30 minutes, with services running between Heathfield to the north and Eastbourne to the south. No pedestrian access exists to these bus stops at present, but a Masterplan forming part of submission for the wider Coxlow Farm development shows connectivity between the site and these points, encouraging use of this sustainable transport option. • Pathways are however provided on the opposite side of Horebeech Lane. Direct access for pedestrians to the Cuckoo Trail to the east of the site is available via a public right of way that passes through the site. The Cuckoo Trail is a licensed bridleway and popular route which provides car free pedestrian and cycle access into Horam village at the north, and recreational opportunities further afield. The Cuckoo Trail then affords an exit point at Horebeech Lane and at the village centre where main facilities and amenities are located. • There is no direct bicycle access to the Cuckoo Trail, although bicycle access is provided 200m along Horebeech Lane. • Horam is identified as a sustainable settlement, being a primary village, due to the facilities, services and sustainable transport modes available. • The bus stops provide access to half hourly services to Heathfield in the north and Uckfield in the south. Submission documents for the wider developable area show connectivity and dedicated footpaths that link directly to these stops, to encourage use of sustainable transport modes.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1172/3030 Name: Land at Chestnuts Farm, Horebeech Lane, Horam, TN21 0HN
		S	M	L	Overall	Commentary
						• No detail is given of enhancement to current public transport provision, but improvements may be required to further encourage use, and details should be considered via a Travel Plan. • It is considered that given the site's proximity to Horam Village, the presence of public footpaths and the Cuckoo Trail there are reasonable means of achieving access to sustainable travel to / from the site. This could be further enhanced should the site come forward as part of a wider development. However, to enable adequate access to and within the site, Ancient Woodland would have to be removed, which would have a major negative effect if the site is considered in isolation.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, the site promoter has identified that the whole site would deliver between 250 and 350 dwellings plus older persons housing dwellings, which even if reduced to account for more limited development in the areas constrained by ancient woodland, would make a significant contribution to the Districts housing needs. • Furthermore, due to the size of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services are located in Horam, within a 2 minute walk from the site access. • The clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The existing capacity within the health sector for this area would need to be expanded. • There is a deficit in amenity green space and play provision within the Parish of Horam, as identified in the Wealden Open Space Study 2022.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1172/3030 Name: Land at Chestnuts Farm, Horebeech Lane, Horam, TN21 0HN
		S	M	L	Overall	Commentary
						• The location of Horam village relatively central in the District means it is served by sports facilities in the catchment areas of Heathfield, Hailsham and Crowborough. Each of these have varying deficits in pitch provision. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services or sports provision, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development 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 submission documents suggest that offices and light industrial floorspace could be provided on site, although it is not clear as to the scale or where this will be located. Development and design would have to consider access and connectivity to the road network.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1172/3030 Name: Land at Chestnuts Farm, Horebeech Lane, Horam, TN21 0HN
		S	M	L	Overall	Commentary
						• Jobs may be created in the short term in relation to construction, as well as longer term through the delivery of employment floorspace. • The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices, particularly in terms of the types of uses proposed and their impact on surrounding land uses and any residential occupiers. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward with employment uses proposed, as this will a positive contribution to providing for the district's employment needs.
SO19	TOWN & VILLAGE CENTRES					• The site is proposes a community shop, although there are no details as to where this will be located. • The site does not contain any existing retail floorspace so there is no loss. • The site is located in close proximity to Horam village centre. The development will support services in the centre, and integrate with it, with future occupiers accessing and supporting local retail stores, services and meeting places, helping to sustain these key features of a primary village centre. • The proposals for some employment floor space, which dependant on use, may have some impact on the village centre services. The detail of this, and therefore impact is unknown. • Based on the additional support development could bring for local services it is considered that the site would have minor positive effect on this SA Objective.
SO20	EDUCATION & SKILLS					• Horam village is identified as having a shortfall of early years provision and primary school provision, both largely emerging at the latter end of the Plan period, notwithstanding that Maynard's Green Primary School exists in the locality (1.2 miles away), as this struggles with capacity and access issues. It has been identified that there is a need for the provision of a new two from entry primary school with early years provision to replace the existing but constrained primary school at Maynard's Green. • The nearest pre-school is Horam Community Pre-School, located 0.3 miles away.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1172/3030 Name: Land at Chestnuts Farm, Horebeech Lane, Horam, TN21 0HN
		S	M	L	Overall	Commentary
						• Secondary education is available at Heathfield Community College, accessible via a 35-minute bus ride. • There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • 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 may be some degree of pressure given the current inadequate school place provision within Horam. The applicant would be required to work with East Sussex County Council to resolve this as part of the application process, therefore the effects over the longer term are uncertain at this time

SUMMARY OF RESULTS:	Site No: 1172/3030 Name: Land at Chestnuts Farm, Horebeech Lane, Horam, TN21 0HN																		
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 detailed 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.
Cumulative Effects	Horam is classified as a sustainable settlement, being a primary village in the Settlement Hierarchy, that offers services and facilities including a primary school, medical facilities, employment floor space, small retail stores and recreation/community space. The village has some capacity for growth, but 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 local highway network, specifically in terms of the A267 and local intersections/access points. Other infrastructure such as education, health services and community facilities will need to be considered. However, it is

	acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site lies within the proposed development boundary for Horam, being located in close proximity to the village with sustainable transport options to access services and facilities. Development of the site in some manner therefore conforms with the overall strategy for development within Wealden as it within a sustainable settlement. Major positive effects: **SO14 Housing** Development of the site will make a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots and older persons housing if they are to come forward. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Minor positive effects: **SO18 Economy & Employment and SO19 Town and Village Centres** The provision of a significant level of housing, employment floorspace and a community shop in close proximity will not only help to address the district's employment needs, it will also provide further support to ensure the vitality and viability of Horam. The effect of this will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices, Major negative effects: **SO8 Green & Blue Infrastructure, SO9 Biodiversity and SO13 Travel and Accessibility** The site is currently accessed from Horebeech Lane although to facilitate development of the site, new/enhanced access would need to be provided, which would result in the loss of Ancient Woodland. Therefore, unless the site is brought forward as part of a wider development, sufficient access cannot be achieved, and the development will result in the loss of valuable woodland that contributes positively to the district's green infrastructure network and the biodiversity value of the site. Minor negative effects: **SO1 Climate Change Mitigation, SO6 Waste and SO7 Pollution** All development will result in an increase in greenhouse gas emissions, waste production and light pollution, particularly with an increase of private motor vehicles inevitably arising from the development. However, the application of Local Plan policies should mitigate any negative impacts. No significant effect: **SO11 Culture & Heritage**

	There are no heritage assets within or surrounding the site that are likely to be affected by the development. **Uncertain**: for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal is for a mixed-use development of 250-350 dwellings, plus older persons housing, a community shop, offices and light industrial use and green infrastructure. Given the findings of the evidence base and SA, the site in isolation is not considered appropriate for allocation. The site benefits from close proximity to the centre of Horam and its associated services, facilities and public transport. However, the development of this site as a single entity would not be suitable, given that any opportunities for a vehicular/pedestrian access to the site would be onto Horebeech Lane and would require the removal/damage of ancient woodland contrary to the NPPF. The site forms part of Site 875/3030.

SHELAA Ref: 1173/3030 **SITE:** Land at Burlow Cottage, A267

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1173/3030 Name: Land at Burlow Cottage, A267, TN21 0LF
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises farm buildings and agricultural land located to the south of Horam and east of the A267. • Development proposes a mixed use scheme, with the submission documents stating 180 dwellings, 200 square metres of light industrial floorspace, together with the provision of community facilities. • The site is located south of the village of Horam, within the proposed settlement boundary. • The nearest bus stop is located approximately 50m from the existing site access, and another on the opposite side of the A267, beside the Crematorium entrance). Buses here are provided every 30 minutes, with services running between Heathfield to the north and Eastbourne to the south. No pedestrian access exists to these bus stops at present, but a Masterplan forming part of submission for the wider Coxlow Farm development shows connectivity between the site and these points, encouraging use of this sustainable transport option. • A footpath is located just past the southeastern corner of the site, which leads southwards down to the A267, and northwards to the Cuckoo Tail. The Cuckoo Trail is a licensed bridleway and popular route which provides car free pedestrian and cycle access into Horam village at the north, and recreational opportunities further afield. The Cuckoo Trail then affords an exit point at Horebeech Lane (500m north of the PROW entry point) and at the village centre (1200m north of the PROW entry point) where main facilities and amenities are located. • Horam is identified as a sustainable settlement, being a primary village, due to the facilities, services and sustainable transport modes available. • The site complies with the overall spatial strategy for the district as it is within this sustainable settlement. • Development will however result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1173/3030 Name: Land at Burlow Cottage, A267, TN21 0LF
		S	M	L	Overall	Commentary
						• Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site is majority greenfield and development would introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Parts of site shown at risk from surface water flooding. • There is risk of surface water flooding area aligning with the ghyll passing east-west in the south-east part of the site. There is risk of surface water flooding in the eastern part of the site. This will require submission of a comprehensive drainage strategy, and consideration of layout/amount of development proposed. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1, as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is risk of surface water flooding area aligning with the ghyll passing east-west in the south-east part of the site. There is risk of surface water flooding in the eastern part

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1173/3030 Name: Land at Burlow Cottage, A267, TN21 0LF
		S	M	L	Overall	Commentary
						of the site. This will however affect development on site and whilst can be potentially mitigated through layout and design, will affect the extent of development permissible on the site area submitted. • Mitigation measures will need to be provided for the site in terms of surface water runoff, and control on water quality, as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given that the potential for surface water flooding is unknown, and affects development potential on parts of the site, the effects on this SA Objective are considered uncertain at this time as further investigations would be required.
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 is a watercourse located to the southern eastern boundary of the site presenting some potential for water pollution unless mitigated and controlled effectively. • 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 on water quality and resources could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1173/3030 Name: Land at Burlow Cottage, A267, TN21 0LF
		S	M	L	Overall	Commentary
SO5	SOIL, LAND & MINERALS					• The site is largely a greenfield site, with some existing built form in agricultural buildings. • The site is not safeguarded for minerals or waste operations. • There are no known contamination issues on the site. 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. Given the scale of development and likely timescale for construction, best practice construction techniques will need to be followed and set out in a Construction Management Plan. This will ensure management and monitoring in a site specific manner, whilst allow complying with other Policies in the Plan that 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 areas classified as 'Darker' by CPREs light pollution mapping. Any development will therefore have some notable effect on the rural tranquillity of the area at night, and will need careful consideration in design, and layout and quantum of development, to mitigate some of this impact. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • The site access is located opposite Wealden Crematorium to the west, bringing a potential significant amount of residential development closer to the crematorium than was planned when it was first designed in recent years. Smoke, gases or fumes emitted

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1173/3030 Name: Land at Burlow Cottage, A267, TN21 0LF
		S	M	L	Overall	Commentary
						from its chimney, have the potential to cause an adverse impact to future resident's air quality, especially when combined with other sources of pollutants (increased traffic for example due to road proximity on some parts of the site and increased development in the locality) This could result in an adverse impact on residential amenity, requiring a site specific Air Quality Assessment to be undertaken. Mitigation can then be designed accordingly, whether this be through location and siting of development, or mitigation measures needed. Road proximity may also necessitate Noise Assessments on parts of the site fronting the A267 Horam Road. • 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. • There is limited alternative to the private car given the relative isolation of the site and absence of pathways along the main road. However, mitigation such as EV charging, or travel plans could assist in mitigating pollution impact from travel further. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Due to the size of development, and likely impact from light, noise and air pollution, there will be some minor negative effects expected on this SA Objective. Mitigation measures are likely possible to reduce emissions through appropriate application of relevant Local Plan policies.
SO8	GREEN & BLUE INFRASTRUCTURE					• Substantial trees and hedgerows to field boundaries contribute towards the green infrastructure network of the site as well as to the wider greenfield network. • The hedgerows and trees on the boundaries, and a significant portion of ancient woodland namely to the southeastern corner, provide green infrastructure that creates wildlife corridors and stepping stones within the site itself and to the wider countryside. • Any development will need to ensure the retention of existing trees and hedgerows, together with the significant portion of ancient woodland is retained within the site, with necessary buffer zones around them.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1173/3030 Name: Land at Burlow Cottage, A267, TN21 0LF
		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 it is unknown as to how the proposed residential development would retain and enhance ecological networks and corridors to ensure a positive contribution to the green and blue infrastructure network
SO9	BIODIVERSITY					• The site is likely to have some notable biodiversity value, noting the priority habitat deciduous woodland; and neighbouring site to the south-west has 'Good quality semi-improved grassland'. • A significant proportion of Ancient Woodland exists in the south eastern portion of the site (Coggers Shaw). A gyhll passes east-west in the south eastern part of the site, further adding to the ecosystem supported in these areas. There are connections to / from the site and these areas of woodland with trees and hedgerows forming wildlife corridors / stepping stones • Development would need to provide a suitable buffer to protect the ancient woodland on site. This may need to be more carefully considered than providing minimum buffer distance. The amount of development, its extent and proximity, and the activity and impact arising from it, could have potential significant effects on the ecosystem the ancient woodland seeks to protect. Development will therefore need to be carefully sited and considered, as well as providing mitigation needed. • 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. • Due to the potential harm from development on the existing biodiversity of the site, due to the scale and extent of potential development and existence of irreplaceable habitat

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1173/3030 Name: Land at Burlow Cottage, A267, TN21 0LF
		S	M	L	Overall	Commentary
						on site, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective
SO10	LANDSCAPE & TOWNSCAPE					• The Landscape Sensitivity Assessment 2023 states that the site landscape is moderately sensitive to residential development. Its noted that sites in this location are located within the gently undulating pastoral landscape to the south-east of the village, with the historic field pattern and the wooded pastoral setting, including some areas of ancient woodland, forming key sensitivities. The relative tranquillity of parts, away from the busy A267, and the setting also increases sensitivity, with occasional intervisibility with the High Weald. Some more modern development nearby the area decreases sensitivity. • Developing this site would introduce built form into a largely rural area, and considerably increase the size and extent of the village, increasing the settlement pattern and changing the character of the village by extending into the landscape that abuts it. • The landscape is not within a protected area of the High Weald National Landscape, or the South Downs National Park, nor in the setting or locality of either. • Development at the site would need to provide landscape mitigation to visually contain the site on the southern boundary specifically. This would need to include the protection and enhancement of existing hedgerows and mature trees as well as the strengthening of existing landscape features to improve green infrastructure connectivity throughout the site, including buffers for ancient woodland parcels. • Policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies. • Despite the lack of a fully detailed scheme for the site which is key to assessing character and landscape impact, the impact on the rural nature of the site from developing this site in isolation, particularly in terms of its visual separation from Horam and its services, the effect on the SA objective is considered to be major negative.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not in a Conservation Area and nor is it within the setting of a CA. No other heritage assets are located in or nearby the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1173/3030 Name: Land at Burlow Cottage, A267, TN21 0LF
		S	M	L	Overall	Commentary
						• The effect on this SA Objective is considered to have no significant effect due to the absence of any heritage assets within or around the site.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site has an existing shared access directly onto the A267, although in its current form it will not be suitable for intensification. A new access would need to be provided to facilitate the development. • The nearest bus stop is located approximately 50m from the existing site access, and another on the opposite side of the A267, beside the Crematorium entrance). Buses here are provided every 30 minutes, with services running between Heathfield to the north and Eastbourne to the south. No pedestrian access exists to these bus stops at present, but a Masterplan forming part of submission for the wider Coxlow Farm development shows connectivity between the site and these points, encouraging use of this sustainable transport option. • A footpath is located just past the southeastern corner of the site, which leads southwards down to the A267, and northwards to the Cuckoo Tail. The Cuckoo Trail is a licensed bridleway and popular route which provides car free pedestrian and cycle access into Horam village at the north, and recreational opportunities further afield. The Cuckoo Trail then affords an exit point at Horebeech Lane (500m north of the PROW entry point) and at the village centre (1200m north of the PROW entry point) where main facilities and amenities are located. It is not clear whether the PROW can be directly accessed from the site itself. • The bus stops provide access to half hourly services to Heathfield in the north and Uckfield in the south. Submission documents for the wider developable area show connectivity and dedicated footpaths that link directly to these stops, to encourage use of sustainable transport modes.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1173/3030 Name: Land at Burlow Cottage, A267, TN21 0LF
		S	M	L	Overall	Commentary
						• No detail is given of enhancement to current public transport provision, but improvements may be required to further encourage use, and details should be considered via a Travel Plan. • The existing vehicular access for the site is not suitable for intensification and a new access would be required. Furthermore, there is no public footpath along the A267 at the point of the site and given the nature of the road, which has a high volume of fast-moving traffic, it would represent an unappealing and potentially hazardous environment for pedestrians and cyclists. As such, the site has poor pedestrian connectivity and accessibility to public transport links and services and facilities by means other than a private motor vehicle. The effect on this SA objective is considered to be major negative, as the opportunities for sustainable transport are absent when the site is considered in isolation..
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, the site promoter has identified that the whole site would deliver a proposed 180 (net) dwellings, which even if reduced to account for more limited development in the constrained southern area, would make a significant contribution to the Districts housing needs. • Furthermore, due to the size of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services are located in Horam, within 1.6 miles, accessible within 13 minutes by bus service. • The clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The existing capacity within the health sector for this area would need to be expanded.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1173/3030 Name: Land at Burlow Cottage, A267, TN21 0LF
		S	M	L	Overall	Commentary
						• There is a deficit in amenity green space and play provision within the Parish of Horam, as identified in the Wealden Open Space Study 2022. • The location of Horam village relatively central in the District means it is served by sports facilities in the catchment areas of Heathfield, Hailsham and Crowborough. Each of these have varying deficits in pitch provision. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector. Given that the development's scale, the lack of sports provision is not considered to be significantly impacted when looking at the site in isolation.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1173/3030 Name: Land at Burlow Cottage, A267, TN21 0LF
		S	M	L	Overall	Commentary
SO18	ECONOMY & EMPLOYMENT					• The submission documents suggest that circa 200sqm of light industrial floorspace could be provided on site, although it is not clear as to where this will be located. Access will be directly on to the A267, which provides connectivity to the road network. • Jobs may be created in the short term in relation to construction, as well as longer term through the delivery of employment floorspace • The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices, particularly in terms of the types of uses proposed and their impact on surrounding land uses and any residential occupiers. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward with employment uses proposed, as this will a positive contribution to providing for the district's employment needs.
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. • In isolation, the site is detached from Horam centre with poor public transport links. However, the development will support services in the centre, with future occupiers accessing and supporting local retail stores, services and meeting places, helping to sustain these key features of a primary village centre. • Based on the additional support development could bring for local services it is considered that the site would have a minor positive effect on this SA Objective.
SO20	EDUCATION & SKILLS					• Horam village is identified as having a shortfall of early years provision and primary school provision, both largely emerging at the latter end of the Plan period, notwithstanding that Maynard's Green Primary School exists in the locality (2.4 miles away), as this struggles with capacity and access issues. It has been identified that there is a need for the provision of a new two from entry primary school with early years provision to replace the existing but constrained primary school at Maynard's Green. • The nearest pre-school is Horam Community Pre-School, located 1.3 miles away, via a 30-minute walk (noting that there are no pathways providing safe access)

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1173/3030 Name: Land at Burlow Cottage, A267, TN21 0LF
		S	M	L	Overall	Commentary
						• Secondary education is available at Heathfield Community College, accessible via a 35-minute bus ride. • There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • 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 may be some degree of pressure given the current inadequate school place provision within Horam. The applicant would be required to work with East Sussex County Council to resolve this as part of the application process, therefore the effects over the longer term are uncertain at this time

SUMMARY OF RESULTS:	Site No: 1173/3030 Name: Land at Burlow Cottage, A267, TN21 0LF																			
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 detailed 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.
Cumulative Effects	Horam is classified as a sustainable settlement, being a primary village in the Settlement Hierarchy, that offers services and facilities including a primary school, medical facilities, employment floor space, small retail stores and recreation/community space. The village has some capacity for growth, but 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 local highway network, specifically in terms of the A267 and local intersections/access points. Other infrastructure such as education, health services and community facilities will need to be considered. However, it is

	acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site lies within the proposed development boundary for Horam, being located in close proximity to the village with sustainable transport options to access services and facilities. Development of the site in some manner therefore conforms with the overall strategy for development within Wealden as it within a sustainable settlement. Major positive effects: **SO14 Housing** Development of the site will make a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Minor positive effects: **SO18 Economy & Employment and SO19 Town and Village Centres** It is intended to accommodate approximately 200sqm of light industrial floorspace within the development, which will contribute positively to the district's employment needs. The effect of this will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices, particularly in terms of the types of uses proposed and their impact on surrounding land uses and any residential occupiers. The development will support services in the centre, with future occupiers accessing and supporting local retail stores, services and meeting places, helping to sustain these key features of a primary village centre Major negative effects: **SO10 Landscape & Townscape and SO13 Travel & Accessibility** Developing this site in isolation would introduce built form into a largely rural area, resulting an isolated site, visually separated from Horam Village and its services. It would also contribute to increasing the settlement pattern and changing the character of the village by extending into the landscape that abuts it. The existing vehicular access for the site is not suitable for intensification and a new access would need to be provided. Furthermore, there is no public footpath along the A267 at the point of the site and given the nature of the road, which has a high volume of fast-moving traffic, it would represent an unappealing and potentially hazardous environment for pedestrians and cyclists. As such, the site has poor pedestrian connectivity and accessibility to public transport links and services and facilities by means other than a private motor vehicle.

	Minor negative effects: **SO1 Climate Change Mitigation, SO6 Waste, SO7 Pollution and SO9 Biodiversity** All development will result in an increase in greenhouse gas emissions, waste production and light pollution, particularly with an increase of private motor vehicles inevitably arising from the development. However, the application of Local Plan policies should mitigate any negative impacts. The site is likely to have some notable biodiversity value, including the priority habitat of good quality semi-improved grassland, together with identified deciduous woodland. Ancient Woodland abuts the site's north-eastern boundary and the watercourse running through the site further adds to the ecosystem supported in these areas. It is considered that development could potentially harm this existing biodiversity value, although it is acknowledged that there is potential for some degree of mitigation through the application of Local Plan policies. No significant effect: **SO11 Culture & Heritage and SO19 Town & Village Centres** There are no heritage assets within or surrounding the site that are likely to be affected by the development. The site does not propose retail uses, and as such there will be no significant effect on these objectives. Uncertain: for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal is for a mixed-use scheme of 180 (net) dwellings, 200 square metres of light industrial floorspace and the provision of community facilities. Given the findings of the evidence base and SA, the site in isolation is not considered appropriate for allocation. The development of this site as a single entity would not be suitable as the site does not have sufficient frontage onto the A267 to create a suitable vehicular/pedestrian access to the site and Ancient woodland (Coggers Shaw) covers a large section of the eastern portion of the site. The site forms part of Site 875/3030.

SHELAA Ref: 1203/3030 **SITE:** Land South of Horam, A267

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1203/3030 Name: Land South of Horam, A267, TN21 0LG
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises two separate parcels of agricultural land located to the southeast of Horam and to the east of the A267. • Development proposes a residential scheme although no proposed capacity has been submitted. • The site is located just within the proposed settlement boundary. • The nearest bus stop is 195m to the north-west, on the A267. There is also a bus stop 360m to the south of the site, again on the A267. The nearest train stations are Berwick (6.5 miles) and Buxted (6.8 miles). These are realistically only reachable by car. • The site is located one mile from the centre of Horam, although there are no pavements or cycle routes between it and the available facilities. • There are no Public Rights of Way within the site itself. A footpath is located to the east of the site, and this connects to the Cuckoo Trail. However, the footpath cannot be accessed from the site itself. • Horam is identified as a sustainable settlement, being a primary village, due to the facilities, services, and sustainable transport modes available. • The site complies with the overall spatial strategy for the district as it is within this sustainable settlement, and within the proposed development boundary. • Development will however result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions, and therefore a minor negative impact is expected overall. Furthermore, the site is not readily accessible

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1203/3030 Name: Land South of Horam, A267, TN21 0LG
		S	M	L	Overall	Commentary
						by public transport. Mitigation measures will need to be identified to minimise the impact as far as possible.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site is greenfield, and development would introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Parts of site shown at risk from surface water flooding, primarily as a result of a river that runs through the site on a broad north-east to south-west axis. This will require submission of a comprehensive drainage strategy, and consideration of layout/amount of development proposed. • 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. • Parts of site shown at risk from surface water flooding, primarily as a result of a river that runs through the site on a broad north-east to south-west axis. This will however affect development on site and whilst can be potentially mitigated through layout and design, will affect the extent of development permissible on the site area submitted. • Mitigation measures will need to be provided for the site in terms of surface water runoff, and control on water quality, as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1203/3030 Name: Land South of Horam, A267, TN21 0LG
		S	M	L	Overall	Commentary
						• Given that the potential for surface water flooding is unknown, and affects development potential on parts of the site, the effects on this SA Objective are considered uncertain at this time as further investigations would be required.
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 is a watercourse located directly through the site, presenting some potential for water pollution unless mitigated and controlled effectively. • 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 wholly a greenfield site. • The site is not safeguarded for minerals or waste operations. • There are no known contamination issues although planning history of the site suggests it may previously have been used as landfill. Subject to further assessment, and detail of proposed development, the proposal may remediate this. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1203/3030 Name: Land South of Horam, A267, TN21 0LG
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. Given the scale of development and likely timescale for construction, best practice construction techniques will need to be followed and set out in a Construction Management Plan. This will ensure management and monitoring in a site-specific manner, whilst allow complying with other Policies in the Plan that 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 areas classified as 'Darker' by CPREs light pollution mapping. Any development will therefore have some notable effect on the rural tranquillity of the area at night, and will need careful consideration in design, and layout and quantum of development, to mitigate some of this impact. • 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. • Road proximity may necessitate Noise Assessments on parts of the site closest to the A267 Horam Road. • 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. • There is limited alternative to the private car given the relative isolation of the site and absence of pathways to the main road. However, mitigation such as EV charging, or travel plans could assist in mitigating pollution impact from travel further.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1203/3030 Name: Land South of Horam, A267, TN21 0LG
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Due to the size of development, and likely impact from light, noise and air pollution, there will be some minor negative effects expected on this SA Objective. Mitigation measures are likely possible to reduce emissions through appropriate application of relevant Local Plan policies.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is heavily treed to its boundaries and is well assimilated into the wider countryside and surrounding land parcels. • The treed boundaries, trees within, and ancient woodland on the site's northeastern boundary, provide wildlife corridors and stepping stones within the site itself and to the wider countryside. • The trees and hedgerows contribute towards the green infrastructure network of the site as well as to the wider greenfield network. • Development would need to retain and enhance ecological networks and corridors and ensure appropriate buffer zones are implemented. • 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 it is unknown as to how the proposed residential development would retain and enhance ecological networks and corridors to ensure a positive contribution to the green and blue infrastructure network,
SO9	BIODIVERSITY					• The site is likely to have some notable biodiversity value, including the priority habitat of good quality semi-improved grassland in the northeastern half of the site, together with identified deciduous woodland towards the south eastern boundary. • Cogger's Shaw Ancient Woodland abuts the site's north-eastern boundary. The watercourse running through the site further adds to the ecosystem supported in these

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1203/3030 Name: Land South of Horam, A267, TN21 0LG
		S	M	L	Overall	Commentary
						areas. There are connections to / from the site and these areas of woodland with trees and hedgerows within the site forming internal field boundaries and wildlife corridors / stepping stones. • Development would need to provide a suitable buffer to protect the ancient woodland abutting the site. Development will therefore need to be carefully sited and considered, as well as providing mitigation needed. • 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. • Due to the potential harm from development on the existing biodiversity of the site and the existence of irreplaceable habitat on site, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective
SO10	LANDSCAPE & TOWNSCAPE					• The Landscape Sensitivity Assessment 2023 identifies the site as moderately sensitive to residential development and highly sensitive to commercial development. The site is heavily treed to its boundaries and is well assimilated into the wider countryside and surrounding land parcels. • Developing this site in isolation would introduce built form into a largely rural area, resulting an isolated site, visually separated from Horam Village and its services. It would also contribute to increasing the settlement pattern and changing the character of the village by extending into the landscape that abuts it. • The landscape is not within a protected area of the High Weald National Landscape, or the South Downs National Park, nor in the setting or locality of either. • Policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies. • Despite the lack of a fully detailed scheme for the site which is key to assessing character and landscape impact, the impact on the rural nature of the site from

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1203/3030 Name: Land South of Horam, A267, TN21 0LG
		S	M	L	Overall	Commentary
						developing this site in isolation, particularly in terms of its visual separation from Horam and its services, the effect on the SA objective is considered to be major negative.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not in a Conservation Area and nor is it within the setting of a CA. No other heritage assets are located in or nearby the site. • The effect on this SA Objective is considered to have no significant effect due to the absence of any heritage assets within or around the site.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is separated from the A267 and is otherwise landlocked by surrounding agricultural fields. As such, there are no existing accesses to the highway and nor could one be created without relying on other land. • The site is located one mile from the centre of Horam and there are no pavements or cycle routes between it and the available facilities. If access to the A267 was somehow achieved, the creation of such routes along this road is extremely unlikely to be realistic given the distance involved and the narrowness of the A267. • The nearest bus stop is 195m to the north-west, on the A267. There is also a bus stop 360m to the south of the site, again on the A267. The nearest train stations are Berwick (6.5 miles) and Buxted (6.8 miles). These are realistically only reachable by car. • The site is located one mile from the centre of Horam, although there are no pavements or cycle routes between it and the available facilities. • There are no Public Rights of Way within the site itself. A footpath is located to the east of the site which connects to the Cuckoo Trail. However, the footpath cannot be accessed from the site itself.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1203/3030 Name: Land South of Horam, A267, TN21 0LG
		S	M	L	Overall	Commentary
						• No detail is given of enhancement to current public transport provision, but improvements may be required to further encourage use, and details should be considered via a Travel Plan. • It is considered that there is insufficient ability to access the site for its development, and opportunities to travel other than by the private car are distinctly lacking. Furthermore, there is no public footpath along the A267 at the point of the site and given the nature of the road, which has a high volume of fast-moving traffic, it would represent an unappealing and potentially hazardous environment for pedestrians and cyclists. As such, the site has poor pedestrian connectivity and accessibility to public transport links and services and facilities by means other than a private motor vehicle. The effect on this SA objective is considered to be major negative, as the opportunities for sustainable transport are absent when the site is considered in isolation.
SO14	HOUSING					• There are no details as to the 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. • The impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward
SO15	HEALTH & WELLBEING					• The nearest health services are located in Horam, with a GP surgery on Horebeech Lane to the immediate north of the site, within 1.2 miles. • The clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The existing capacity within the health sector for this area would need to be expanded. • There is a deficit in amenity green space and play provision within the Parish of Horam, as identified in the Wealden Open Space Study 2022.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1203/3030 Name: Land South of Horam, A267, TN21 0LG
		S	M	L	Overall	Commentary
						• The location of Horam village relatively central in the district means it is served by sports facilities in the catchment areas of Heathfield, Hailsham and Crowborough. Each of these have varying deficits in pitch provision. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector and under provision of sports facilities
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1203/3030 Name: Land South of Horam, A267, TN21 0LG
		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. • In isolation, the site is detached from Horam centre with poor public transport links. However, the development will support services in the centre, with future occupiers accessing and supporting local retail stores, services and meeting places, helping to sustain these key features of a primary village centre. • Based on the additional support development could bring for local services it is considered that the site would have a minor positive effect on this SA Objective.
SO20	EDUCATION & SKILLS					• Horam village is identified as having a shortfall of early years provision and primary school provision, both largely emerging at the latter end of the Plan period, notwithstanding that Maynard's Green Primary School exists in the locality (2 miles away), as this struggle with capacity and access issues. It has been identified that there is a need for the provision of a new two from entry primary school with early years provision to replace the existing but constrained primary school at Maynard's Green. • The nearest pre-school is Horam Community Pre-School, located 0.9 miles away, via a 20-minute walk (noting that there are no pathways providing safe access) • Secondary education is available at Heathfield Community College, accessible via a 35-minute bus ride. • There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • 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 may be some degree of pressure given the current inadequate school place provision within Horam. The applicant would be required to work with East Sussex County Council to resolve this as part of the application process, therefore the effects over the longer term are uncertain at this time.

SUMMARY OF RESULTS:	Site No: 1203/3030 Name: Land South of Horam, A267, TN21 0LG																		
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 detailed 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.
Cumulative Effects	Horam is classified as a sustainable settlement, being a primary village in the Settlement Hierarchy, which offers services and facilities including a primary school, medical facilities, employment floor space, small retail stores and recreation/community space. The village has some capacity for growth, but 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 local highway network, specifically in terms of the A267 and local intersections/access points. Other infrastructure such as education, health services and community facilities will need to be considered. However, it is

	acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site lies within the proposed development boundary for Horam, being located in relatively close proximity to the village, although sustainable transport options to access services and facilities are lacking in places. Notwithstanding this, development of the site in some manner therefore conforms with the overall strategy for development within Wealden as it within a sustainable settlement. Major positive effects: **SO14 Housing** Development of the site will make a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Minor positive effects: **SO19 Town & Village Centres** The development will support services in the centre, with future occupiers accessing and supporting local retail stores, services and meeting places, helping to sustain these key features of a primary village centre. Major negative effects: **SO10 Landscape & Townscape and SO13 Travel & Accessibility** Developing this site in isolation would introduce built form into a rural area, resulting an isolated site, visually and physically separated from Horam Village and its services. It would also contribute to increasing the settlement pattern and changing the character of the village by extending into the landscape that abuts it. Furthermore, the site is effectively landlocked with no opportunity to gain access without relying on other land. There is no public footpath along the A267 and given the nature of the road, which has a high volume of fast-moving traffic, it would represent an unappealing and potentially hazardous environment for pedestrians and cyclists. As such, the site has poor pedestrian connectivity and accessibility to public transport links and services and facilities by means other than a private motor vehicle. Minor negative effects: **SO1 Climate Change Mitigation, SO6 Waste, SO7 Pollution and SO9 Biodiversity,** All development will result in an increase in greenhouse gas emissions, waste production and light pollution, particularly with an increase of private motor vehicles inevitably arising from the development. However, the application of Local Plan policies should mitigate any negative impacts.

	The site is likely to have some notable biodiversity value, including the priority habitat of good quality semi-improved grassland, together with identified deciduous woodland. Ancient Woodland abuts the site's north-eastern boundary and the watercourse running through the site further adds to the ecosystem supported in these areas. It is considered that development could potentially harm this existing biodiversity value, although it is acknowledged that there is potential for some degree of mitigation through the application of Local Plan policies. No significant effect: **SO11 Culture & Heritage and SO18 Economy & Employment** There are no heritage assets within or surrounding the site that are likely to be affected by the development. The site does not propose employment uses, and as such there will be no significant effect on this objective. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation given that it is formed of an isolated agricultural plot that is physically disconnected from any highway accesses, which cannot be achieved without utilisation of third party land. Even if access to the A267 could be created, the creation of such routes along this road is extremely unlikely to be achieved given the distance involved and the narrowness of the A267. The site is also further distant from the village's facilities and services via foot or cycle than other potential development in the vicinity. It has good wildlife connectivity and hosts priority habitats which link to adjacent Ancient Woodland. As such, the site is not considered to be sustainable for residential development. The site forms part of Site 875/3030.