Wealden District Council

Initial Sustainability Appraisal Appendices A10 – A11L

Wealden Draft Local Plan (Regulation 18)

March 2024

Wealden
District Council

How to Contact Us

Planning Policy

Wealden District Council

Council Offices, Vicarage Lane, Hailsham, East Sussex BN27 2AX

Telephone 01892 602008

E-mail: planningpolicy@wealden.gov.uk

Website: www.wealden.gov.uk

If you, or somebody you know, would like the information contained in this document in large print, Braille, audio tape/CD or in another language please contact Wealden District Council on 01323 443322 or info@wealden.gov.uk

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A10 SA Site Assessment Framework

Sustainability Objective	Policy Decision Making Criteria		Site Assessment Criteria	Sustainability Indicators
SO1 CLIMATE CHANGE MITIGATION To become a net zero carbon district by 2050 or sooner tackling the climate emergency through reductions in greenhouse emissions and reducing energy and fuel consumption	1.1	Minimise or reduce greenhouse gas emissions?	**Note** • All development will result in an increase in carbon emissions prior to mitigation and will therefore have a negative impact. **Evidence** • Climate Change Act 2008 • Government Net Zero Strategy 2021 • Climate Change Committee Sixth Carbon Budget 2020 • The UK Climate Change Risk Assessment 2022 • NPPF[1] paras 8c, 11a, Chapter 14 • PPG Climate Change[2] • Future Homes Standards, mandatory by 2025 • Building Regulations 2022 • Wealden Climate Emergency Plan 2019 **Key Questions** • What type of development is proposed for the site allocation? • Is the site located in a sustainable location? (e.g. proximity to public/sustainable modes of transport, services and amenities) • Will decentralised, renewable and low carbon energy be incorporated and if so, how? • Is infrastructure provided for electric vehicles? • Is there potential for local food production? • Does the site comply with the Spatial Strategy? • Have any mitigation measures been identified? • Will the application of plan policies provide necessary mitigation?	1.1 Level of installed MWs of commercial scale renewable energy schemes (wind and solar) in the local authority area (Department for Business, Energy & Industrial Strategy) 1.2 Per capita CO_2 and total emissions in the local authority area, including the breakdown for buildings, industry and transport (Department of Energy and Climate Change) 1.3 Car and van availability by household in the local authority area (East Sussex in Figures) 1.4 Publicly available electric vehicle charging devices at all speeds within the local authority area (Department for Transport) 1.5 Increase (Ha) in community allotments/orchards (Council records).
	1.2	Ensure energy efficiency?		
	1.3	Promote the use of decentralised, renewable and low carbon energy?		
	1.4	Support the provision of electric charging infrastructure to enable the take up of electric vehicles?		
	1.6	Ensure that development is located in sustainable locations?		
	1.7	Reduce embodied carbon emissions in new buildings?		
	1.8	Reduce space heating demand in new buildings?		
	1.9	Encourage local food production?		
	1.10	Promote sustainable methods of construction and design?		

[1] NPPF https://www.gov.uk/government/publications/national-planning-policy-framework--2

[2] PPG Climate Change https://www.gov.uk/guidance/climate-change#statutory-duty-on-Climate-Change

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SO2 CLIMATE CHANGE ADAPTATION To reduce vulnerability to the adverse effects of climate change through adaptation and adjustment.	2.1	Contribute to climate change adaptation?	**Evidence** • Climate Change Act 2008 • The Climate Change Committee Progress in Adapting to Climate Change, 2023 Report to Parliament • NPPF paras 8c, 11a, Chapter 14 • PPG Climate Change **Key Questions** • Will the site be vulnerable to the adverse effects of climate change e.g. flood risk, overheating? • Is there sufficient energy infrastructure capacity (gas / electric etc.) to accommodate current and future needs? • Is there renewable energy capacity in the area that the site can utilise? • Have sustainable construction and design measures been considered for the site? • Are carbon offsetting/sequestration measures proposed, if so what? • Have mitigation measures been identified for the site? • Will the application of plan policies provide necessary mitigation?	2.1 The percentage of new dwelling energy performance certificates at band C and above (Department for Levelling Up, Housing and Communities) 2.2 The percentage of all dwelling energy performance certificates (existing and new dwellings) at band C and above (Department for Levelling Up, Housing and Communities) 2.3 The percentage of all non-domestic energy performance certificates at band C and above (Department for Levelling Up, Housing and Communities) 2.4 Woodland as percentage of area in the local authority area; (Forest Research, Department of Agriculture, Environment and Rural Affairs).
	2.2	Ensure the use of sustainable construction and design? e.g. reduced overheating, incorporate trees/GI for urban cooling?		
	2.3	Maximise opportunities to deliver nature-based solutions? i.e. green infrastructure		
	2.3	Provide for future changes in energy supply?		
	2.4	Ensure there is suitable energy infrastructure capacity?		

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SO3 **FLOOD RISK & WATER QUALITY** To manage and reduce our vulnerability to flood risk, taking into account climate change.	3.1	Reduce the risk of, and minimise flooding from all known sources, taking account of the impact of climate change?	**Evidence** • Climate Change Act 2008 • NPPF paras 11, 159-169; Annex 3[3]: Flood risk vulnerability classification • PPG[4] Flood risk and Coastal Change • Wealden SFRA[5] **Key Questions** • What Flood Zone/s apply to the site? • Is the proposed development vulnerable to the impacts of flooding and climate change? • Is the proposed land use appropriate for the flood zone risk area? • Have mitigation measures been identified for the site? • Will the application of plan policies provide necessary mitigation?	3.1	Estimated number of properties in the local authority area at risk from flooding (Environment Agency)
	3.2	Avoid development in areas vulnerable to the impacts of climate change?		3.2	Major planning permissions granted contrary to Environment Agency and Lead Local Flood Authority (LLFA) advice on flooding grounds (Environment Agency/East Sussex County Council).
	3.3	Support the provision of natural flood management solutions?			
	3.4	Encourage best practice measures for managing flood risk? i.e. SuDS or other flood alleviation measures?			

[3] Annex 3: Flood risk vulnerability classification of the NPPF (July 2021)
[4] Flood Risk and Costal Change – Planning Practice Guidance (PPG)
[5] Wealden District Council SFRA (2022)

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SO4 WATER RESOURCES Protect our water resources and reduce water demand and consumption.	4.1	Promote measures to minimise water consumption and use?	**Evidence** • Water Environment Regulations 2017 • Environment Act 2021 • Environmental Improvement Plan 2023 • Government's Plan for Water 2023 • Building Regulations • NPPF • PPG - Water[6] • South East River Basin Management Plan, updated 2022 • Building Regulations Approved Document G • Wealden located in water stress area. **Key Questions** • Is the infrastructure adequate for water supply and wastewater needs? • Is the site in a groundwater protection zone? • Will the development result in an increase in water pollution? • What measures are proposed to conserve, enhance or protect water resources? • What mitigation measures are proposed? • Will the application of plan policies provide necessary mitigation?	4.1 Southeast Water Per Capita Consumption of Water in litres (South East Water) 4.2 Recorded water quality in rivers, estuaries and groundwater from River Basin Management Plans that includes the Cuckmere and the Adur and Ouse basins and Pevensey Marshes (Environment Agency) 4.3 Bathing Water Quality in Wealden District (Environment Agency) 4.4 Planning permission granted contrary to Environment Agency advice on water quality grounds (Environment Agency).
	4.2	Encourage water efficiency?		
	4.3	Ensure infrastructure is adequate to support water supply and sewer connections?		
	4.4	Ensure that wastewater treatment infrastructure is available?		
	4.5	Protect water resources including those used for the supply of water and abstraction?		
	4.6	Improve the water quality of water resources?		

[6] Water Supply, Wastewater and Water Quality - https://www.gov.uk/guidance/water-supply-wastewater-and-water-quality

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SO5 **SOIL, LAND & MINERALS** Use land efficiently and maintain, conserve and enhance soil quality and mineral resources.	5.1	Minimise the loss of the best and most versatile agricultural land (Grades 1-3a)?	**Evidence** • Part 2A Environmental Protection Act 1990 • Environment Act 2021 • Environmental Improvement Plan 2023 • NPPF – Chapter 11,15 and 17 • PPG[7] [8] [9] • East Sussex, South Downs and Brighton and Hove have adopted a Waste and Minerals Local Plan 2013 and Waste and Minerals Sites Plan 2017 • Wealden Contaminated Land Register • Wealden Brownfield Land Register **Key Questions** • Does the site include agricultural land? If so, what grade/s? • Is the site safeguarded for minerals or waste operations? If yes, what are the implications for the proposed development? • Is the site brownfield or greenfield? • Does the site include contaminated land? • Will development of the site increase land contamination or soil pollution? • What density of development is being proposed by the developer? Is this appropriate? • Does the site include any derelict, under used, vacant land or buildings which could be reused? • What mitigation measures are proposed? • Will the application of plan policies provide necessary mitigation?	5.1 Allocations within a Local Plan that are located on safeguarded mineral sites (Council Records) 5.2 Allocations within a Local Plan on best agricultural land quality (Grade 1-3a) (Council Records and DEFRA) 5.3 Percentage of housing development recorded on greenfield/brownfield land (Council Records) 5.4 Percentage of employment development (Use Class E(g), B2 and B8) recorded on greenfield/brownfield land (Council Records) 5.5 The number of dwellings recorded on the Brownfield Land Register during the monitoring period (Council records).
	5.2	Protect and enhance valued soils?		
	5.3	Prevent soil pollution?		
	5.4	Prevent land contamination and promote the remediation of contaminated land?		
	5.6	Seek to prevent soil disturbance, compaction or erosion including promoting best practice in construction?		
	5.7	Ensure the efficient use of land?		
	5.8	Prioritise the use of previously developed (brownfield) land to minimise greenfield development?		
	5.9	Reduce the amount of derelict, underused and vacant land, and promote the re-use of buildings?		
	5.10	Prevent the sterilisation of mineral deposits?		

[7] Effective Use of Land - https://www.gov.uk/guidance/effective-use-of-land

[8] Land Affected by Contamination - https://www.gov.uk/guidance/land-affected-by-contamination

[9] Minerals - https://www.gov.uk/guidance/minerals

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Sustainability Objective	Policy Decision Making Criteria		Site Assessment Criteria	Sustainability Indicators
SO6 **WASTE** Reduce and minimise waste and promote resource efficiency through re-use and recycling (circular economy)	6.1	Promote sustainable waste management in line with the waste hierarchy – reduce, reuse, recycle, recover, disposal?	**Note** • All development will result in an increase in waste prior to mitigation and will therefore have a negative impact. **Evidence** • Environment Act 2021 • Environmental Improvement Plan 2023 • Resources and Waste Strategy England 2018 • Waste Management Plan England 2021 • National Planning Policy for Waste • PPG[10] **Key Questions** • Will suitable waste and recycling facilities be provided? • Will waste be prevented and minimised through sustainable design and construction including the re-use of aggregates and the use of sustainable / local materials? • What mitigation measures are proposed? • Will the application of plan policies provide necessary mitigation?	6.1 Estimated Household Waste produced in tonnes in the local authority area (East Sussex County Council Record) 6.2 Estimated Household Waste produced collected in tonnes per capita in the local authority area (East Sussex County Council Record) 6.3 Estimated Percentage of Household Waste recycled or composted in the local authority area in tonnes (East Sussex County Council Record).
	6.2	Prevent and minimise waste through sustainable design and construction, including the re-use of aggregates and the use of sustainable/local materials?		
	6.3	Ensure the provision of waste and recycling facilities within homes and at commercial premises?		
	6.4	Reduce household and business waste generated/head of population?		
	6.5	Reduce construction waste?		

[10] Waste - https://www.gov.uk/guidance/waste

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SO7 POLLUTION To reduce air, noise and light pollution	7.1	Minimise increase in traffic and congestion?	**Evidence** • Air Quality Regulations 2000 • 2008 Ambient Air Quality Directive • Environment Act 2021 • Environmental Improvement Plan 2023 • NPPF Chapter 15 • PPG[11] [12] [13] • Wealden Air Quality Strategy **Key Questions** • Will the site result in a significant increase in air pollution? • Will the site result in a significant increase in traffic and congestion? • Is the site affected by sources of noise pollution? • Will the proposed development adversely affect tranquil areas? • Will the proposed development result in light pollution? • What mitigation measures are proposed? • Will the application of plan policies provide necessary mitigation?	7.1 Estimated traffic flows by all vehicles within East Sussex (East Sussex County Council Record, Department for Transport)) 7.2 Number of designated AQMAs in the local authority area (Council records) 7.3 Percentage of river and groundwater units in the plan area whose biological and/or chemical quality is rated as good (Environment Agency) 7.4 Dark Skies Ranking by local authority area (Campaign to Protect Rural England) 7.5 The rate of complaints about noise (Public Health Outcome Framework PHOF B14a) 7.6 The percentage of the population exposed to road, rail and air transport noise of 65dB(a) or more, during the daytime (Public Health Outcomes Framework PHOF B14b).
	7.2	Ensure that development minimises exposure to poor air quality?		
	7.3	Avoid, mitigate or reduce noise pollution?		
	7.5	Protect and improve water quality and water resources from pollution?		
	7.6	Ensure that development is located away from major sources of noise?		
	7.7	Protect tranquil areas from noisy activities?		
	7.8	Limit the impact of light pollution?		

[11] Air Quality - https://www.gov.uk/guidance/air-quality--3
[12] Noise - https://www.gov.uk/guidance/noise--2
[13] Light Pollution - https://www.gov.uk/guidance/light-pollution

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SO8 **GREEN & BLUE INFRASTRUCTURE** To improve the quality and connectivity between functional habitats and greenspace to provide for people and nature recovery.	8.1	Positively contribute to nature recovery?	**Evidence** • Environment Act 2021 • Environmental Improvement Plan 2023 • Natural England's Green Infrastructure Framework 2023 • NPPF Chapter 15 • PPG[14] • Wealden GBI Study **Key Questions** • Will there be a positive contribution to nature recovery? • Will GBI be provided or enhanced? • Will there be adequate access to green space (Angst standard and NE GI Framework)? • Have ecological networks/corridors been considered appropriately e.g. buffer zones? • What mitigation measures are proposed? • Will the application of plan policies provide necessary mitigation?	8.1 Hectares of green and blue infrastructure delivered through strategic site allocations (Council Records) 8.2 Hectares of Suitable Alternative Natural Green Spaces (SANGS) delivered through strategic site allocations (Council Records) 8.3 Average distance to nearest Park, Public Garden, or Playing Field in Metres for the local authority area (ONS) 8.4 Average number of Parks, Public Gardens, or Playing Fields within 1km radius (ONS) 8.5 The loss and/or inappropriate development of Local Green Spaces during the monitoring period (Council Records).
	8.2	Support the provision of new or enhanced green or blue infrastructure?		
	8.3	Prevent the loss of green or blue infrastructure		
	8.4	Increase or improve access to green space?		
	8.5	Ensure that existing ecological networks are not compromised and future improvements in connectivity are not prejudiced? i.e. through fragmentation.		

[14] Natural Environment - https://www.gov.uk/guidance/natural-environment

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SO9 BIODIVERSITY To protect and enhance biodiversity and geodiversity	9.1	Maintain and enhance International / European designated sites?	**Evidence** • The Conservation of Habitats and Species Regulations 2017 (as amended) • Environment Act 2021 • Environmental Improvement Plan 2023 • NPPF Chapter 15 • PPG[15] • Wealden HRA **Key Questions** • Will the development impact upon any designated sites? • Does the site include any priority habitats or species? • Will the site impact upon any irreplaceable habitats? • Is the site within a BOA? • Can 10% BNG be secured? • Has the mitigation hierarchy been considered (avoid, minimise, remediate, compensate? • What mitigation measures are proposed? • Will the application of plan policies provide necessary mitigation?	9.1 The recorded condition/status of designated ecological sites in the district that includes the Ashdown Forest SPA/SAC and Pevensey Levels SAC and Ramsar Site (i.e. the proportion of the SSSI units in favourable condition or unfavourable recovering condition (Natural England) 9.2 Estimated visitor numbers on designated ecological sites, namely the Ashdown Forest SAC/SPA (Council records) 9.3 Estimated visitor numbers on SANGS within the local authority area (Council records) 9.4 The number of new dwellings (net) completed within the 400 metre to 7km buffer of the Ashdown Forest SPA during the monitoring period (Council records) 9.5 Changes in (a) priority habitats and species (by type) and (b) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub regional or local significance (Council records) 9.6 The number of sites that deliver at least 10% biodiversity net gain through the planning application process (Council Records) 9.7 Area (Ha) under Woodland Trust Management. (Woodland Trust).
	9.2	Maintain and enhance nationally designated sites?		
	9.3	Maintain and enhance locally designated sites?		
	9.4	Ensure that development follows the mitigation hierarchy – avoid, minimise, remediate, compensate?		
	9.5	Conserve, restore and enhance priority habitats including those located within Biodiversity Opportunity Areas (BOAs)?		
	9.6	Protect and support the recovery of priority species?		
	9.7	Protect irreplaceable habitats? e.g. ancient woodland / veteran trees		
	9.8	Conserve, enhance or improve biodiversity by design?		
	9.9	Seek to secure a minimum of 10% BNG?		
	9.10	Lead to the creation of new habitat?		

[15] Natural Environment - https://www.gov.uk/guidance/natural-environment

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S10 LANDSCAPE & TOWNSCAPE To protect and enhance the district's urban and rural landscape and townscape.	10.1	Protect and enhance the quality and local distinctiveness of the District's landscape and townscapes?	**Evidence** • The Natural Environment and Rural Communities Act 2006 • Environment Act 2021 • Environmental Improvement Plan 2023 • NPPF Chapter 15 • PPG[16] [17] • High Weald AONB • South Downs National Park • Wealden Landscape Character Assessment 2022 • WDC Landscape Sensitivity Assessment - Residential and Employment Development (Project 2) (2022) (in progress) • WDC Landscape and Visual Appraisal – New Settlements and Large Urban Extensions (Project 3) (2022) (in progress) • WDC Landscape Sensitivity Assessment - Renewable Energy Development (Project 4) (2023) (in progress) • WDC Landscape and Visual Appraisal – Potential Development Sites in the High Weald AONB (Project 5) (2022) (in progress) **Key Questions** • Will the District's landscape and townscapes be protected and enhanced? • Will there be any impact upon the High Weald AONB? • Will there be any impact upon the setting of the South Downs National Park? • Will the site impact upon a settlement or town/village centre? • Will public realm be improved? • What mitigation measures are proposed? • Will the application of plan policies provide necessary mitigation?	10.1 The number of new dwellings completed (net) within the High Weald AONB in the local authority area (Council Records) 10.2 The quantum of floorspace (net) for employment uses (Use Class E(g), B2, B8) completed within the High Weald AONB in the local authority area (Council Records) 10.3 The percentage of new dwellings completed (net) within the High Weald AONB compared with the remainder of the district (Council Records).
	10.2	Conserve and enhance the High Weald AONB?		
	10.3	Impact upon the setting of the South Downs National Park?		
	10.4	Contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes?		
	10.5	Protect and enhance valued landscape features, characteristics and important views?		
	10.6	Protect and enhance the settlement, its character and its setting including sensitive design?		
	10.7	Enhance local distinctiveness in town and village centres?		
	10.8	Promote high quality design in context with its urban/ rural landscape?		
	10.9	Improve the public realm?		

[16] Natural Environment - https://www.gov.uk/guidance/natural-environment

[17] Design - https://www.gov.uk/guidance/design

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SO11 HISTORIC AND CULTURAL HERITAGE To improve and enhance the district's historic environment and cultural heritage assets.	11.1	Help to conserve and/or enhance heritage assets, cultural heritage and historic character of place?	**Evidence** • Historic England Guidance • NPPF Chapter 16 • PPG[18] • Conservation Area Character Appraisals • Listed Buildings & Gardens/Scheduled Monuments • Archaeological notification areas **Key Questions** • Does the site include any heritage assets? • Will development have an impact on heritage assets or their settings? • Is the site located within or adjacent to an archaeological notification area? • What mitigation measures are proposed? • Will the application of plan policies provide necessary mitigation?	11.1 The number of heritage assets recorded as 'at risk' in the local authority area (English Heritage) 11.2 The number of new designated and non-designated heritage assets recorded in the monitoring year in the local authority area (English Heritage, Council Records).
	11.2	Protect the setting of heritage assets?		
	11.3	Protect sites and features of archaeological value?		
	11.4	Promote and develop and where appropriate increase access to cultural and heritage assets and settings?		

[18] Historic Environment - https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment

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SO12 DIGITAL INFRASTRUCTURE To improve digital infrastructure and connectivity to ensure it meets the needs of all our communities.	12.1	Improve digital infrastructure and broadband coverage?	**Evidence** • NPPF Chapter 10 **Key Questions** • Is the site capable of providing adequate digital infrastructure and broadband coverage? • Does the site have adequate mobile phone connectivity? • What mitigation measures are proposed? • Will the application of plan policies provide necessary mitigation?	12.1 Average Broadband Speed across the local authority area (East Sussex County Council Record/Ofcom) 12.2 Fibre to the property availability in percentage terms in the local authority area (East Sussex County Council Records/Ofcom).
	12.2	Improve mobile phone connectivity and services?		

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SO13 SUSTAINABLE TRAVEL & ACCESSIBILITY To promote sustainable and active travel, ensuring access to key local services and facilities.	13.1	Reduce the need to travel by car, including accessing services, facilities, work and leisure?	**Evidence** • Transport Act (2020) • DfT Outcome Delivery Plan 2021 to 2022 • De-carbonising Transport – Setting the Challenge (2020) • Road investment Strategy 2020-2025 • The Building Regulations 2010 (2021 edition) Infrastructure for the charging of electric vehicles • The Road to Zero (2018) • NPPF – Chapter 9 • PPG[19] • TCPA Guidance to 20 Minute Neighbourhoods (2021) • East Sussex County Council Local Transport Plan (2011-2026) • East Sussex Local Cycling & Walking Infrastructure Plan (LCWIP) • ESCC & WDC Shared Transport Evidence Base (STEB) (Transport Note 01) (2022) • ESCC & WDC Sustainable Transport Audit - Wealden (2022) • ESCC & WDC Sustainable Transport Audit (2021) • ESCC Bus Service Improvement Plan (2021) • ESCC Sustainable Transport Study (2021) • ESCC Guidance for parking at new residential development (2017) **Key Questions** • Will the need to travel by car be reduced? • What are the journey times to key services/facilities? • What is the current public transport provision? • What is the proposed public transport provision? • Is the capacity of the existing transport infrastructure adequate?	13.1 Travel to work distances (Census) 13.2 Travel to work mode (Census) 13.3 The percentage of residents within 15 & 30 mins. of primary schools by transport mode (walking, cycling and car) (Department for Transport) 13.4 The percentage of residents within 15 & 30 mins. of employment centres by transport mode (walking, cycling and car) (Department for Transport) 13.5 The percentage of residents within 15 & 30 mins. of a food store by transport mode (walking, cycling and car) (Department for Transport) 13.6 The percentage residents in the local authority area who walk (at least ten minutes), or cycle 3 times per week; (East Sussex County Council Record) 13.7 The number of bus journeys taken in East Sussex for each monitoring year (East Sussex County Council Record).
	13.2	Reduce journey times?		
	13.3	Improve public transport provision, including frequency of services?		
	13.4	Consider the capacity of the existing infrastructure and ensure appropriate mitigation and/or new/improved transport infrastructure can be provided where required?		
	13.5	Promote and facilitate sustainable travel, active travel and healthy streets?		
	13.6	Support the delivery of 20minute walkable neighbourhoods?		
	13.7	Create safer routes and permeability for both pedestrians and cyclists?		
	13.8	Avoid impacts on the quality and extent of public footpaths, bridleways and / or the cycle network, and create opportunities for enhancing connectivity?		
	13.9	Help to connect communities by improving access to key services and facilities?		

[19] Transport - https://www.gov.uk/guidance/transport-evidence-bases-in-plan-making-and-decision-taking

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	13.10	Provision and retention of key services and facilities?	• How will sustainable modes of travel be encouraged? • Does the site support / or propose the delivery of a 20min neighbourhood? • What are the existing/proposed facilities for cyclists and pedestrians? • Will the site impact on existing PROWs, bridleways or cycle network? • How is the site connected to key services/facilities? • Will the development enable the provision/retention of key services/facilities? • What mitigation measures are proposed? • Will the application of plan policies provide necessary mitigation?	

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SO14 HOUSING To provide housing that meets local needs.	14.1	Contribute to housing supply and deliver homes in sustainable locations?	**Evidence** • Levelling Up and Regeneration Bill 2023 • The Housing White Paper 'Fixing our Broken Housing Market 2017 • The Housing and Planning Act 2016 • The Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) • Planning Policy for Traveller Sites (PPTS) 2015 • NPPF Chapter 5 • PPG[20] [21] [22] [23] • East Sussex Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment 2022 • Housing Needs Survey Report - Wealden District: Settlements in Areas of Outstanding Natural Beauty (August 2016) • Wealden SHELA 2023 • Wealden Local Housing Needs Assessment 2021 • Wealden Housing Strategy 2020 – 2025 (June 2020) • Wealden Older Persons Housing & Support Strategy 2008-28 • WDC Viability Assessment (2024) **Key Questions** • How many homes can be delivered on the site? • What proportion of the housing will be affordable homes? • Does the development include provision for wheelchair users/Lifetime homes? • What is the proposed size, type, tenure of development? • Does the site include opportunities for self-build/custom housing plots? • Does the site include provision for gypsy/traveller's needs? • What is the proposed phasing for delivery?	14.1 New homes (net) completed in the monitoring year (Council records) 14.2 New homes (net) approved planning permission in the monitoring year (Council records) 14.3 New permanent pitches/plots approved planning permission in the monitoring year (Gypsy and Traveller) (Council records) 14.4 New affordable homes (net) completed in the monitoring year (Council records) 14.5 Ratio of median house price to median gross annual (where available) workplace-based earnings in Wealden (Office of National Statistics) 14.6 The percentage of new 1, 2, 3 and 4+ bedroom dwellings (net) delivered within a monitoring period in the local authority area. (Council records) 14.7 The number of new applicants to the Self-Build and Custom Build Register during the monitoring period (Council records)
	14.2	Contribute to the affordability of new homes?		
	14.3	Ensure the provision of sufficient and suitable new homes to meet identified needs for all sections of society?		
	14.4	Provide self-build and custom housing plots?		
	14.5	Ensure that an appropriate mix of dwelling size, type and tenure is provided?		
	14.6	Reduce the number of unsuitable/unfit homes?		
	14.7	Reduce or prevent homelessness?		

[20] Housing and Economic Needs - https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments
[21] Housing Needs of Different Groups - https://www.gov.uk/guidance/housing-needs-of-different-groups
[22] Housing for Older and Disabled People - https://www.gov.uk/guidance/housing-for-older-and-disabled-people
[23] Housing Supply and Delivery - https://www.gov.uk/guidance/housing-supply-and-delivery

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			• Will the proposals reduce or prevent homelessness? • What mitigation measures are proposed? • Will the application of plan policies provide necessary mitigation?	14.8 The number of self-build and custom built plots granted planning permission (secured through a S106 agreement) during the monitoring period (Council records) 14.9 Homeless Assessment as owed a duty (Department for Levelling-Up, Housing and Communities).

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Sustainability Objective	Policy Decision Making Criteria		Site Assessment Criteria	Sustainability Indicators
SO15 HEALTH & WELLBEING To protect and improve the health and well-being of the district's population and reduce health inequalities.	15.1	Contribute to improving health and well-being?	**Evidence** • Levelling Up and Regeneration Bill 2023 • Health and Care Act 2022 • Public Health England (PHE) Healthy Places Guidance (2021) • Public Health England Strategy 2020-2025 • The 2020 Lancet Commission Report on Dementia prevention, intervention, and care • Childhood Obesity: applying All Our Health (April 2022) and Childhood obesity: a plan for action (2015) • NPPF Chapter 8 • PPG[24]East Sussex whole system healthy weight plan 2021-2026 • Wealden District Council Health and Wellbeing Strategy 2022 –2025 • WDC Playing Pitch and Outdoor Sports Strategy – Action Plan • Play (yet to be published) • WDC Playing Pitch and Outdoor Sports Strategy – Assessment Report (2022) • WDC Open Space – Assessment Report (2022) • WDC Indoor Sports Facility Needs Assessment (2022) **Key Questions** • Will the site contribute to an improvement in health & wellbeing? • Will the site meet the Health Impact Assessment threshold? • Is there a surplus or deficit in the area for sport and recreation facilities, if so, what? • Are improvements to sport and recreation provision proposed/needed?	15.1 Child Obesity Levels within Wealden District at Year 6 (ages 10-11) (NHS) 15.2 Life Expectancy for Males and Females in Wealden (East Sussex County Council and NHS) 15.3 The percentage of residents within 30 minutes of GPs by transport mode (walking, cycling and car) (Department for Transport) 15.4 The percentage of Wealden residents who consider themselves to have a disability (Census) 15.5 Quantity (Ha) of additional open space, sports and recreation facilities (Council records) 15.6 The number of sports playing fields loss during a monitoring period in the local authority area (Council records) 15.6 Percentage of physically active children and young people, persons, 2021/22 (PHOF C10) 15.7 Percentage of physically active and inactive adults/persons, 2021/22 (PHOF C17a and C17b) 15.8 Percentage of adults who feel lonely often or always or some of the time, person, 2019/20 (PHOF B19).
	15.2	Contribute and encourage healthy lifestyles for all?		
	15.3	Contribute to the provision, protection, enhancement or expansion of sport and recreation facilities?		
	15.4	Impact a designated Local Green Space?		
	15.5	Ensure development is located in reasonable proximity to existing or proposed medical services with sufficient capacity to meet needs?		
	15.6	Support the diverse health needs within the community including those associated with an ageing population?		

[24] Healthy & Safe Communities - https://www.gov.uk/guidance/health-and-wellbeing

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			• Does the site impact upon a designated Local Green Space? • Are there health and medical services in reasonable proximity to the site? • Will the development of the site have an impact on the capacity of existing health facilities and medical services? • How are the diverse health needs of the community supported (disabilities, ageing population, children, mental health etc)? • What mitigation measures are proposed? • Will the application of plan policies provide necessary mitigation?	

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Sustainability Objective	Policy Decision Making Criteria		Site Assessment Criteria	Sustainability Indicators
SO16 QUALITY OF LIFE & PLACE To create safe and attractive places, which contribute towards quality of life and community cohesion.	16.1	Help to reduce crime and fear of crime in the district?	**Evidence** National Design Guide National Model Design Code NPPF Chapters 8 and 12 PPG [25] [26] Quality of Life Framework (2021) Office for Health Improvement & Disparities Building for a Healthy Life (2020) Urban Design Group Secured by Design Guidance 2023 Police **Key Questions** • What contribution can the development provide to the sense of place (design code checklist)? • Can safe, attractive, and inclusive places be provided? • Will the development promote strong neighbourhood centres? • Will suitable community spaces and services be provided? • What elements of good quality design have been identified? • What mitigation measures are proposed? • Will the application of plan policies provide necessary mitigation?	16.1 The recorded rate of crime offences per 1,000 of the Wealden population (East Sussex County Council Record) 16.2 The recorded rate of violent crime offences per 1,000 of Wealden population (East Sussex County Council Record). 16.3
	16.2	Promote the use of secured by design principles, which contribute toward a safe and secure built environment?		
	16.3	Contribute to the creation of a sense of place which is well-designed, inclusive, accessible for all and reduces social isolation?		
	16.4	Ensure good quality design including the use of design codes, where appropriate?		

[25] Healthy and Safe Communities - https://www.gov.uk/guidance/health-and-wellbeing

[26] Design - https://www.gov.uk/guidance/design

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Sustainability Objective	Policy Decision Making Criteria		Site Assessment Criteria	Sustainability Indicators
SO17 SOCIAL DEPRIVATION To tackle social deprivation by improving access to essential services and facilities, and supporting diversity and equality, for all.	17.1	Help to overcome social exclusion?	**Evidence** Equality Act 2010 Public Sector Equality Duty 2011 Census 2021 ONS NPPF Chapter 8 **Key Questions** • Will the proposals help to overcome social exclusion? • Have the issues of deprivation, disadvantage and poverty been considered? • Will the development address inequalities for those with protected characteristics? • Has engagement and participation with the community been carried out? • What mitigation measures are proposed? • Will the application of plan policies provide necessary mitigation?	17.1 Indices of Multiple Deprivation Ranking across the Country (Department for Levelling Up, Housing and Communities) 17.2 Proportion of Lower Super Output Areas within the most deprived 20% of wards in the country (Department for Levelling Up, Housing and Communities) 17.3 Percentage of children in low income families within the monitoring period (East Sussex County Council Record) 17.4 The number universal credit claimants in the local authority area each monitoring period (East Sussex County Council Record)
	17.2	Help to address issues of deprivation, disadvantage or poverty?		
	17.3	Help address inequality for those with protected characteristics?		
	17.4	Help reduce dependency on benefits?		
	17.5	Encourage engagement and participation in the community?		

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Sustainability Objective	Policy Decision Making Criteria		Site Assessment Criteria	Sustainability Indicators
SO18 ECONOMY & EMPLOYMENT To maintain high levels of employment and encourage sustainable economic growth across the district, including higher value jobs.	18.1	Protect the amount of existing employment floorspace in the district?	**Evidence** • NPPF Chapters 6 and 7 • PPG[27] [28] • South East LEP Growth Deal and Strategic Economic Plan (2014) • South East LEP Economic Recovery and Renewal Strategy (2021) • East Sussex Economy Recovery Plan: East Sussex Reset (2020) • East Sussex Growth Strategy 2014 – 2020 • The Eastbourne and Wealden Employment and Economic Study 2022 • Wealden Economic Development Strategy 2023-2033 • Wealden Viability Assessment **Key Questions** • How much employment floorspace is included on the site? • Is existing employment floorspace protected? • Is new employment floorspace proposed? • Are existing business uses on the site retained? • Are the needs for SME businesses considered? • Is there potential for businesses to grow, expand and diversify? • Can the site support the tourism sector? • What type of jobs will be created, including temporary and part time jobs? • Will the employment needs of the district be addressed? • Is the development viable and deliverable in economic terms? • What mitigation measures are proposed?	18.1 Net additional gains in employment floorspace (Use Class E(g), B2, B8) in the district over the monitoring period (Council Records) 18.2 The number of business enterprises within the local authority are each year (East Sussex County Council Records) 18.3 New Business Registration Rate in the local authority area (East Sussex County Council Records) 18.4 Percentage of working age residents who are unemployed (East Sussex County Council Records) 18.5 Economic Inactivity Rates in the local authority area (East Sussex County Council Records) 18.6 The total number of visitor trips undertaken within the local authority areas (millions) (South East Tourism) 18.7 The total amount of expenditure (£) by tourists during visits (millions) (South East Tourism)
	18.2	Support the delivery of the employment floorspace requirements through expanding or making land available for new employment sites?		
	18.3	Encourage the retention and provision of small business units to meet the needs of small and medium enterprises		
	18.4	Support businesses performance, growth and resilience		
	18.5	Support and encourage both urban and rural businesses to grow, expand and diversify?		
	18.6	Support the growth of sustainable tourism and the leisure sectors?		
	18.7	Protect and restrict the loss of tourism accommodation and visitor attractions?		
	18.8	Support the tourism sector by increasing overnight stays and visitor spend?		
	18.9	Assist in making Wealden an attractive place to visit?		
	18.10	Support the provision of higher value jobs		
	18.11	Assist in delivering the District's employment needs?		

[27] Housing and Economic Land Availability - https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment

[28] Housing and Economic Needs Assessment - https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments

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	18.12	Create new employment opportunities and local jobs?	• Will the application of plan policies provide necessary mitigation?	
Sustainability Objective	**Policy Decision Making Criteria**		**Site Assessment Criteria**	**Sustainability Indicators**
SO19 TOWN & VILLAGE CENTRES Protect and enhance the viability and vitality of town or village centres.	19.1	Help retain and provide additional retail floorspace	**Evidence** • NPPF Chapter 7 • PPG[29] • The Eastbourne and Wealden Employment and Economic Study 2022 • Wealden Economic Development Strategy 2023- 2033 • The Wealden Town Centre Study 2022 **Key Questions** • Will the existing retail floorspace be retained? • Will additional retail floorspace be provided? • Will the number of vacant units be reduced? • How will the long-term vitality and viability of the town/village centre be supported? • Will residential development in the town centre be provided? • Will key services and facilities be provided for resident and visitor needs, if so, what services and facilities will be provided? • How will the night-time economy be improved? • What mitigation measures are proposed? • Will the application of plan policies provide necessary mitigation?	19.1 Net Additional Gains/Losses in retail floorspace (Use Class E(a) in the district over the monitoring period (Council Records) 19.2 Net Additional Gains/Losses in retail floorspace (Use Class E(a) in designated town centres over the monitoring period (Council Records) 19.3 Net Additional Dwellings (Use Class C3) in designated town centres over the monitoring period (Council Records) 19.4 The percentage of vacant units with designated town centres during the monitoring period (Council Records 19.5 The percentage of residents within 30 minutes of a Town Centre by transport mode (walking, cycling and car) (Department for Transport).
	19.3	Decrease the number of vacant units?		
	19.4	Support the long-term vitality and viability of town and village centres?		
	19.5	Support town centre first principles and limit out of town retail?		
	19.6	Support high street businesses and the provision of business opportunities?		
	19.7	Support the provision of residential development in the town centres?		
	19.8	Provide for resident and visitors needs including places of work, places to socialise and key services and facilities?		
	19.9	Help improve the night-time economy?		

[29] Town Centres - https://www.gov.uk/guidance/ensuring-the-vitality-of-town-centres

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Sustainability Objective	Policy Decision Making Criteria		Site Assessment Criteria	Sustainability Indicators
S20 EDUCATION & SKILLS To improve the level of skills, education and training of the district's population.	20.1	Improve qualifications and skills of young people and adults?	**Evidence** • Census 2021 ONS • NPPF Chapter 8 • PPG[30] • The East Sussex County Council Organisation Plan 2022 to 2026 **Key Questions** • Will qualifications and skills be improved? • How will local skills and the need for greener jobs be addressed? • What opportunities are proposed for education, apprenticeships and vocational training? • Is the local educational provision and capacity adequate? • What mitigation measures are proposed? • Will the application of plan policies provide necessary mitigation?	20.1 Percentage of working age population with level 4 (or more) qualifications (Census) 20.2 Percentage of working age population with no qualifications (Census) 20.3 Apprenticeships (of all levels) starts and completions during the monitoring period (East Sussex County Council Records) 20.4 School Capacity within the district for secondary school and primary school places (East Sussex County Council Records).
	20.2	Help meet the skill needs of businesses including those required for greener jobs?		
	20.3	Deliver opportunities for education, apprenticeships and vocational training?		
	20.4	Enable adequate provision of primary and secondary schools and higher education facilities?		

[30] Education - https://www.gov.uk/guidance/health-and-wellbeing

Appendix A11a Parish: Arlington

SHELAA Ref: 015/3300

SITE: Field between Adams Cottage and Field House, Coldharbour Road, Upper Dicker

SUMMARY OF RESULTS:	Site No: 015/3300																			SITE: Field between Adams Cottage and Field House, Coldharbour Road, Upper Dicker
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is isolated and detached from Upper Dicker, an unsustainable settlement according to the settlement hierarchy, and does not relate to any other sustainable settlement. The site has poor access to public transport, services and facilities and any future residents of this site would need to travel to Hailsham and further afield, by private car, to access these. The capacity of the site has not been provided by the site promoter, but the site is considered for residential development, which would make a positive contribution to the district's housing needs. Minor positive effects are also identified for biodiversity as mitigation measures in line with Local Plan policies are implemented, such as biodiversity net gain and green/blue infrastructure. No significant effect is expected with regards to historic and cultural heritage as the site is not within a conservation area and there are no heritage assets within close proximity of the site that could be affected by any development. It is likely that there will be no significant effect on the economy and employment as whilst short term jobs may be created in construction, the site is not proposing to provide any employment floorspace. In terms of education, it is considered there will be no significant effect as there is sufficient educational capacity within the area to accommodate projected growth. Minor negative effects have been identified in relation to climate change mitigation as development is always going to produce some degree of emissions. However, any impacts will be reduced, as far as possible, through the implementation of the relevant Local Plan policies. Minor negative effects have also been identified for waste and pollution as this will increase as a result of development, although suitable mitigation and the implementation of the relevant Local Plan policies should reduce the impacts. Minor negative effects have also been identified with regards to landscape and townscape as the site lies within a rural location surrounded by open countryside, with views to the south / south-east, and whilst the lower part of the site is well enclosed from the road, the upper part of the site is more visible in the wider landscape. However, suitable mitigation and the implementation of the relevant Local Plan policies should reduce the impacts. The lack of health services and facilities within Upper Dicker, together with the clinical area working at 72% of existing capacity, and the accessibility issues with reaching services in Hailsham means it is likely that there will be minor negative effects against SO13, although the provision of a health hub could help towards some degree of mitigation. Minor negative effects are also likely against SO19 as Upper Dicker has limited services and facilities (classed as an unsustainable settlement in the settlement hierarchy) and limited sustainable transport access to larger centres. It is unlikely that any development of this site would improve the level of service provision within the village. There are several uncertain effects including the vehicular and pedestrian access to the site, although there may be the potential to provide a vehicular access point to/from Coldharbour Road but this would involve hedgerow clearance. Pedestrian access is unlikely due to the potential need for third party land along Coldharbour Road (the grass verges). Further detail is required to understand what scale of development could be accommodated and whether appropriate mitigation measures can be provided. Whilst the site is within Flood Zone 1 and has minor potential issues for surface water flooding (which can be mitigated), it is

	within an area of groundwater concern indicating there is a possibility of groundwater flooding. However, this is extremely difficult to predict and there would need to be further work undertaken should development come forward on the site, hence the effects are uncertain at this time. Other uncertain effects are due to a lack of information at this stage with regards to any development of the site and the fact that other Local Plan policies will influence the effects. Owing to the rural character and setting of this site, and the fact it is isolated and detached from any identified settlement or local facilities and amenities with poor access to sustainable transport, it is unlikely to be suitable for development.
Selected / Rejected for allocation	The site is not taken forward for allocation. Despite the site's potential to contribute towards the housing need for the district, it is within an unsustainable settlement and does not conform to the overall spatial strategy for the district. In isolation, large-scale residential development on this site would be unsuitable given its semi-rural location and would be out of character with the surrounding area and linear settlement pattern of Upper Dicker. However, if the Local Plan proposes large-scale development in this location, with associated infrastructure and amenities, then the site may be suitable for development.

SHELAA Ref: 044/3300 **SITE:** Arlington Stadium, Arlington Road West, Hailsham

SUMMARY OF RESULTS:	Site No: 044/3300	SITE: Arlington Stadium, Arlington Road West, Hailsham																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	The capacity of the site has not been provided by the site promoter, but the site is considered for residential development, which would make a positive contribution to the district's housing needs. Minor positive effects are also identified for biodiversity as mitigation measures in line with Local Plan policies are implemented, such as biodiversity net gain and green/blue infrastructure. No significant effect is expected with regards to historic and cultural heritage as the site is not within a conservation area and there are no heritage assets within close proximity of the site that could be affected by any development. It is likely that there will be no significant effect on the economy and employment as whilst short term jobs may be created in construction, the site is not proposing to provide any employment floorspace. In terms of education, it is considered there will be no significant effect as there is sufficient educational capacity within the area to accommodate projected growth. Minor negative effects have been identified in relation to climate change mitigation as development is always going to produce some degree of emissions. However, any impacts will be reduced, as far as possible, through the implementation of the relevant Local Plan policies. Minor negative effects have also been identified for waste and pollution as this will increase as a result of development, although suitable mitigation and the implementation of the relevant Local Plan policies should reduce the impacts. Minor negative effects have also been identified with regards to landscape and townscape as the site lies within a rural location surrounded by open countryside, with views to the south / south-east, and whilst the lower part of the site is well enclosed from the road, the upper part of the site is more visible in the wider landscape. However, suitable mitigation and the implementation of the relevant Local Plan policies should reduce the impacts. The lack of health services and facilities within Upper Dicker, together with the clinical area working at 72% of existing capacity, and the accessibility issues with reaching services in Hailsham means it is likely that there will be minor negative effects against SO13, although the provision of a health hub could help towards some degree of mitigation. Minor negative effects are also likely against SO19 as Upper Dicker has limited services and facilities (classed as an unsustainable settlement in the settlement hierarchy) and limited sustainable transport access to larger centres. It is unlikely that any development of this site would improve the level of service provision within the village. There are several uncertain effects including the vehicular and pedestrian access to the site, although there may be the potential to provide a vehicular access point to/from Coldharbour Road but this would involve hedgerow clearance. Pedestrian access is unlikely due to the potential need for third party land along Coldharbour Road (the grass verges). Further detail is required to understand what scale of development could be accommodated and whether appropriate mitigation measures can be provided. Whilst the site is within Flood Zone 1 and has minor potential issues for surface water flooding (which can be mitigated), it is within an area of groundwater concern indicating there is a possibility of groundwater flooding. However, this is extremely difficult to predict and there would need to be further work undertaken should development come forward on the site, hence the effects are uncertain at this time. Other uncertain effects are due to a lack of information at this stage with regards to any development of the site and the fact that other Local Plan policies will influence the effects.

	Owing to the rural character and setting of this site, and the fact it is isolated and detached from any identified settlement or local facilities and amenities with poor access to sustainable transport, it is unlikely to be suitable for development.
Selected / Rejected for allocation	The site is not taken forward for allocation. Despite the site's potential to contribute towards the housing need for the district, it is within an unsustainable settlement and does not conform to the overall spatial strategy for the district. In isolation, large-scale residential development on this site would be unsuitable given its semi-rural location and would be out of character with the surrounding area and linear settlement pattern of Upper Dicker. However, if the Local Plan proposes large-scale development in this location, with associated infrastructure and amenities, then the site may be suitable for development.

SHELAA Ref: 224/3300 **SITE:** Mayfields Farm, Coldharbour Road

SUMMARY OF RESULTS:	Site No: 224/3300 Name: Mayfields Farm, Coldharbour Road																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	Upper Dicker is classed as an unsustainable settlement due to its lack of services and facilities and limited public transport options. In isolation, large-scale residential development of this site would be unsuitable due to the semi-rural location and be out of character with the surrounding area. The site is however within an area where there is potential for large scale development (SHELAA Site 825/1310 and other land known as 'West of Hailsham') as well as a number of other sites within and around Upper Dicker itself. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is isolated and detached from Upper Dicker, an unsustainable settlement according to the settlement hierarchy, and does not relate to any other sustainable settlement. The site has poor/no access to public transport, services and facilities and any future residents of this site would need to travel to Hailsham and further afield, by private car, to access these. The site does not therefore conform with the overall spatial strategy for development within Wealden as a whole. Given the size of the site and its proposed use for residential development, it is likely that a significant proportion of affordable homes could be secured as well as development contributions towards infrastructure requirements such as play space, open space and health and wellbeing facilities. However, this is tempered by the fact that there is no existing pedestrian access to / from the site, and it is unclear as to whether such access could be achieved along this part of Coldharbour Road. Therefore, minor positive effects are expected for SO14 and SO15. Major positive effects are likely on SO17 given the fat that the size of the site means a significant level of affordable homes could be provided. The site is within Flood Zone 1 and is not at risk of fluvial or surface water flooding. It is also outside any area of groundwater concern and is therefore not at risk of groundwater flooding. A suitable drainage scheme would be required as part of any development to manage surface water runoff. Therefore, minor positive effects are likely for SO3. However, to address climate change adaptation (SO2) in terms of dealing with increased rainfall events and surface water, mitigation measures will need to be identified i.e., SuDS provision and therefore the effects on SO2 are uncertain at this time. Minor negative effects are expected on SO1 as all development will result in an increase in greenhouse gas emissions. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. Although there is no indication of the scale of residential development proposed for the site, the sites size means a significant number of homes could be provided and require water supplies and wastewater services, resulting in a minor negative effect on SO4. It is considered that any impacts could be suitably mitigated through good design and compliance with local plan policies on water efficiency and the management of water resources. This would be in combination with the utility providers South East Water and Southern Water.

	The effects on SO7 in terms of pollution are likely to be minor negative. In the short to medium term, construction works and traffic are likely to lead to increases in air pollution, although mitigation measures could be implemented. The lack of pedestrian access to sustainable transport and the limited frequency of bus services means that future residents would rely on using private cars to access higher order sustainable settlements (i.e. Hailsham) which would increase air pollution. Given the sites size and its location with a 'darker' area of the district, it is likely that any development would introduce significant light pollution to the area also. If pedestrian access to the bus service can be delivered this could provide some level of mitigation in car use and help to address air pollution as well as emissions. Minor negative effects are expected on SO10 as whilst the site is well enclosed by vegetation, development would move away from the linear settlement pattern along Coldharbour Road and be out of character with the semi-rural location of the site, particularly given the sites size. Minor negative effects are expected on SO13 as despite there being a bus stop within 400m of the site, it cannot be reached on foot as there are no footpaths along this part of Coldharbour Road and there is no certainty as to whether footpaths could be provided as part of any development. There is also no train station within easy reach by public transport. Minor negative effects are expected on SO19 as Upper Dicker has limited services and facilities (classed as an unsustainable settlement in the settlement hierarchy) and limited sustainable transport access to larger centres and it is unlikely that any development of this site would improve the level of service provision within the village.
Selected / Rejected for allocation	The site is not taken forward for allocation. Despite the site's potential to contribute towards the housing need for the district, it is within an unsustainable settlement and does not conform to the overall spatial strategy for the district. In isolation, large-scale residential development on this site would be unsuitable given its semi-rural location and would be out of character with the surrounding area and linear settlement pattern of Upper Dicker. However, if the Local Plan proposes large-scale development in this location, with associated infrastructure and amenities, then the site may be suitable for development.

SHELAA Ref: 405/3300 **SITE:** Brickfields, Coldharbour Road, Upper Dicker

SUMMARY OF RESULTS:	Site No: 405/3300 Name: Brickfields, Coldharbour Road, Upper Dicker																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	Upper Dicker is classed as an unsustainable settlement due to its lack of services and facilities and limited public transport options. In isolation, large-scale residential development of this site would be unsuitable due to the semi-rural location and be out of character with the surrounding area. The site is however within an area where there is potential for large scale development (SHELAA Site 825/1310 and other land known as 'West of Hailsham') as well as a number of other sites within and around Upper Dicker itself. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is isolated and detached from Upper Dicker, an unsustainable settlement according to the settlement hierarchy, and does not relate to any other sustainable settlement. The site has poor/no access to public transport, services and facilities and any future residents of this site would need to travel to Hailsham and further afield, by private car, to access these. The site does not therefore conform with the overall spatial strategy for development within Wealden as a whole. The proposed use of the site for residential development, and the likely quantum of development that could be brought forward, means a proportion of affordable homes could be secured as well as development contributions towards infrastructure requirements such as play space, open space and health and wellbeing facilities. However, this is tempered by the fact that there is no existing pedestrian access to / from the site, and it is unclear as to whether such access could be achieved along this part of Coldharbour Road. Therefore, minor positive effects are expected for SO14 and SO15. The site is within Flood Zone 1 and is not at risk of fluvial or surface water flooding. It is also outside any area of groundwater concern and is therefore not at risk of groundwater flooding. A suitable drainage scheme would be required as part of any development to manage surface water runoff. Therefore, minor positive effects are likely for SO3. However, to address climate change adaptation (SO2) in terms of dealing with increased rainfall events and surface water, mitigation measures will need to be identified i.e., SuDS provision and therefore the effects on SO2 are uncertain at this time. Minor negative effects are expected on SO1 as all development will result in an increase in greenhouse gas emissions. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. The effects on SO7 in terms of pollution are likely to be minor negative. In the short to medium term, construction works, and traffic are likely to lead to increases in air pollution, although mitigation measures could be implemented. The lack of pedestrian access to sustainable transport and the limited frequency of bus services means that future residents would rely on using private cars to access higher order sustainable settlements (i.e. Hailsham) which would increase air pollution. Given the sites location within a 'darker' area of the district, it is likely that any development would introduce significant light pollution to the area also,

	although it is considered that mitigation measures could be implemented. If pedestrian access to the bus service can be delivered this could provide some level of mitigation in car use and help to address air pollution as well as emissions. Minor negative effects are expected on SO10 as whilst the site is well enclosed by vegetation, development would move away from the linear settlement pattern along Coldharbour Road and be out of character with the semi-rural location of the site. It would also likely be visible in views to / from the South Downs National Park. Minor negative effects are expected on SO13 as despite there being a bus stop within 400m of the site, it cannot be reached on foot as there are no footpaths along this part of Coldharbour Road and there is no certainty as to whether footpaths could be provided as part of any development. There is also no train station within easy reach by public transport. Minor negative effects are expected on SO19 as Upper Dicker has limited services and facilities (classed as an unsustainable settlement in the settlement hierarchy) and limited sustainable transport access to larger centres and it is unlikely that any development of this site would improve the level of service provision within the village.
Selected / Rejected for allocation	The site is rejected for allocation. Despite the site's potential to contribute towards the housing need for the district, it is within an unsustainable settlement and does not conform to the overall spatial strategy for the district. The site is detached from Upper Dicker and remote from services and facilities. In isolation, large-scale residential development on this site would be unsuitable given its semi-rural location and would be out of character with the surrounding area and linear settlement pattern of Upper Dicker. However, if the Local Plan proposes large-scale development in this location, with associated infrastructure and amenities, then the site may be suitable for development.

SHELAA Ref: 542/3300 **SITE:** Land at Camberlot Road, Upper Dicker

SUMMARY OF RESULTS:	Site No: 542/3300 Name: Land at Camberlot Road, Upper Dicker, BN27 3QF																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	Upper Dicker is classed as an unsustainable settlement due to its lack of services and facilities and limited public transport options. In isolation, residential development of this site would be unsuitable due to the semi-rural location and be out of character with the surrounding area. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is isolated and detached from Upper Dicker, an unsustainable settlement according to the settlement hierarchy, and does not relate to any other sustainable settlement. The site has poor/no access to public transport, services and facilities and any future residents of this site would need to travel to Hailsham and further afield, by private car, to access these. The site does not therefore conform with the overall spatial strategy for development within Wealden as a whole. **Major positive effects:** None **Minor positive effects: SO3 Flood Risk and SO14 Housing** The site is within Flood Zone 1 and is not at risk of fluvial, surface water or groundwater flooding. A drainage strategy would need to accompany any development scheme to demonstrate that surface runoff can be adequately mitigated, taking account of climate change impacts. Therefore, surface water flood risk mitigation measures are likely to be possible. The size of the site lends itself to small scale residential development but this will still contribute towards the district's housing need. This will be enhanced through the provision of affordable homes. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO10 Landscape & Townscape; SO13 Travel & Accessibility and SO19 Town & Village Centres** All development will result in an increase in greenhouse gas emissions. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. Construction works and traffic are likely to lead to increases in air pollution, although mitigation measures could be implemented. The lack of pedestrian access to sustainable transport and the limited frequency of bus services means that future residents would rely on using private cars to access higher order sustainable settlements (i.e. Hailsham) which would increase air pollution. Given the sites location within a 'darker' area of the district, it is likely that any development would introduce some light pollution to the area also, although it is considered that this could be suitably mitigated. If pedestrian access to the bus service can be delivered this could provide some level of mitigation in car use and help to address air pollution as well as emissions.

	Whilst the site is well enclosed by vegetation, development would move away from the linear settlement pattern along Coldharbour Road and be out of character with the semi-rural location of the site. Despite there being a bus stop within 600m of the site, it cannot be reached on foot as there are no footpaths along Camberlot Road and there is no certainty as to whether footpaths could be provided as part of any development. There is also no train station within easy reach by public transport. Upper Dicker has limited services and facilities (classed as an unsustainable settlement in the settlement hierarchy) and limited sustainable transport access to larger centres and it is unlikely that any development of this site would improve the level of service provision within the village. **No significant effect: SO4 Water Resource/Quality; SO5 Soil, Land & Minerals; SO11 Historic & Cultural Heritage; SO15 Health & Wellbeing; SO18 Economy & Employment and SO20 Education & Skills** The scale and type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects
Selected / Rejected for allocation	The site is rejected for allocation. Despite the site's potential to contribute towards the housing need for the district, it is within an unsustainable settlement and does not conform to the overall spatial strategy for the district. The site is detached from Upper Dicker and remote from services and facilities. In isolation, residential development on this site would be unsuitable given its semi-rural location and would be out of character with the surrounding area.

SHELAA Ref: 558/3300

SITE: Land North of St Bedes Sports Centre, Michelham Priory Road, Upper Dicker

SUMMARY OF RESULTS:	Site No: 558/3300	Name: Land north of St Bedes Sports Centre, Michelham Priory Road, Upper Dicker, BN27 3QH																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Health and wellbeing • Sustainable transport • Infrastructure
Cumulative Effects	Upper Dicker is classed as an unsustainable settlement due to its lack of services and facilities and limited public transport options. Residential development of this site would be unsuitable as it would form a type of backland development that would not resemble the existing built form of the village, which is predominantly linear along both Coldharbour Road and Camberlot Road. The proposed scale of development would represent a substantial form of development for a village with limited facilities and services. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located near to the centre of the existing built-up area of Upper Dicker, an unsustainable settlement according to the settlement hierarchy. It does benefit from close proximity to existing services and local facilities within Upper Dicker, albeit these are limited. Whilst the existing pedestrian access into the site is poor, there is pedestrian access to the centre of Upper Dicker, and to bus stops along Coldharbour Road, via the existing footpath along Michelham Priory Road. However bus services are limited in terms of their schedule. The lack of services and facilities within Upper Dicker, despite the sites proximity and pedestrian access, means any future residents of this site would need to travel to Hailsham and further afield, by private car, to access these. The site does not therefore conform with the overall spatial strategy for development within Wealden as a whole. **Major positive effects:** None **Minor positive effects: SO3 Flood Risk and SO14 Housing** The site is within Flood Zone 1 and is not at risk of fluvial, surface water or groundwater flooding. A drainage strategy would need to accompany any development scheme to demonstrate that surface runoff can be adequately mitigated, taking account of climate change impacts. Therefore, surface water flood risk mitigation measures are likely to be possible. The size of the site lends itself to small scale residential development but this will still contribute towards the district's housing need. This will be enhanced through the provision of affordable homes. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO4 Water Resources/Quality; SO6 Waste; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage and SO19 Town & Village Centres**

	All development will result in an increase in greenhouse and waste production, although the application of Local Plan policies should mitigate any negative impact. Given the scale of the proposed development (41 (net) dwellings). However, mitigation measures and the application of Local Plan policies should provide mitigation. Upper Dicker has limited services and facilities (classed as an unsustainable settlement in the settlement hierarchy) and limited sustainable transport access to larger centres and it is unlikely that any development of this site would improve the level of service provision within the village. Whilst impacts on the wider landscape would likely not be significant due to the enclosed nature of the site, development of this site on the scale proposed would form a type of back land development that would not resemble the existing built form of the village, which is predominantly linear development along both Coldharbour Road and Camberlot Road. The scale of the site is also substantial for Upper Dicker given its limited facilities and services and would adversely impact on the rural setting of the settlement. The Grade II listed Upper Dicker Post Office lies adjacent to the site's western boundary and residential development, particularly to the west of the site will likely be detrimental to the setting of the Post Office, without significant mitigation. **No significant effect: SO15 Health & Wellbeing; SO18 Economy & Employment and SO20 Education & Skills** The scale and type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects
Selected / Rejected for allocation	The site is not taken forward for allocation. If development was to be brought forward on this site, it would form a type of backland development that would be out of keeping with the existing built form of the village, which is predominantly linear development along both Coldharbour Road and Camberlot Road. The scale of the site would also be a substantial form of development for an unsustainable village with limited facilities and services.

SHELAA Ref: 603/3300 **SITE:** Land off Michelham Priory Road, Upper Dicker

SUMMARY OF RESULTS:	Site No: 603/3300 Name: Land off Michelham Priory Road, Upper Dicker, BN27 3QH																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	Upper Dicker is classed as an unsustainable settlement due to its lack of services and facilities and limited public transport options. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located relatively central within Upper Dicker, an unsustainable settlement according to the settlement hierarchy. It does benefit from close proximity to existing services and local facilities within Upper Dicker, albeit these are limited. Whilst the existing pedestrian access into the site is poor, there is pedestrian access to the centre of Upper Dicker, and to bus stops along Coldharbour Road, via the existing footpath along Michelham Priory Road. However, bus services are limited in terms of their schedule. The lack of services and facilities within Upper Dicker, despite the site's proximity and pedestrian access, means any future residents of this site would need to travel to Hailsham and further afield, by private car, to access these. The site does not therefore conform with the overall spatial strategy for development within Wealden as a whole. **Major positive effects:** None **Minor positive effects: SO3 Flood Risk; SO7 Pollution; SO14 Housing and SO17 Social Deprivation** The site is within Flood Zone 1 and is not at risk of fluvial or surface water flooding. It is also outside any area of groundwater concern and is therefore not at risk of groundwater flooding. A suitable drainage scheme would be required as part of any development to manage surface water runoff. Therefore, minor positive effects are likely for SO3. The size of the site lends itself to small scale residential development but this will still contribute towards the district's housing need. The site promoter is proposing 5 affordable homes as part of the development of this site and this is likely to address issues of deprivation, disadvantage and poverty to some degree. the site is within 350m of public transport with existing pedestrian access, helping to reduce air pollution from travel and its size and location means light pollution would be minimal, particularly with the application of other relevant Local Plan policies. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; and SO19 Town & Village Centres** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact.

	Upper Dicker has limited services and facilities (classed as an unsustainable settlement in the settlement hierarchy) and limited sustainable transport access to larger centres and it is unlikely that any development of this site would improve the level of service provision within the village. **No significant effect: SO11 Historic & Cultural heritage; SO18 Economy & Employment and SO20 Education & Skills** The scale and type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects
Selected / Rejected for allocation	The site is not taken forward or allocation. The site is isolated and located within Upper Dicker, an unsustainable settlement according to the settlement hierarchy, and does not relate well to any other sustainable settlement. The site has poor access to services and facilities and any future residents of this site would need to travel to Hailsham and further afield, via either public transport or private car, to access these. The site lies outside of any proposed development boundary of any settlement; therefore, it does not conform with the overall strategy for development within Wealden, as a whole, as it is isolated from any sustainable settlement.

SHELAA Ref: 692/1310 **SITE:** Land West of the A22, Hailsham

SUMMARY OF RESULTS:	Site No: 692/1310 Name: Land west of the A22, Hailsham, BN27 3LZ																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	Hailsham is a sustainable settlement, however the site is isolated from Hailsham by the A22. The site does not conform with the overall spatial strategy for the district. There are a number of sites put forward for development in the vicinity of this site and to the west of the A22. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is not located within a sustainable settlement and does not have access via sustainable modes of transport to Hailsham. Therefore, the site does not conform to the overall spatial strategy for the district. However, should this site come forward for development, together with other land within the area this could result in an increase in its sustainability credentials. **Major positive effects: SO18 Economy & Employment** the site is proposed for employment provision and despite the lack of details at this time, the size of the site lends itself to a significant amount of employment floorspace. **Minor positive effects: None** **Major negative effects: SO1 Climate Change Mitigation; SO7 Pollution and SO13 Travel & Accessibility** The detached location of the site from Hailsham and the complete lack of any form of sustainable access to the town.. Development will be car dependent, resulting in an increase in emissions from traffic and a likely increase in air pollution. Emissions from any buildings could be mitigated through energy efficiency policies within the Local Plan. And there is no access to public transport, pedestrian links or cycle infrastructure. **Minor negative effects: SO4 Water Resource/Quality; SO6 Waste; SO8 Green and Blue Infrastructure; SO9 Biodiversity and SO10 Landscape & Townscape** There potential for development to result in the pollution of the watercourse running through the site which connects to the Cuckmere River, which is classed as being in a poor ecological state. Mitigation measures should be possible but there are no details on this at present. There are features within the site that provide for biodiversity and connectivity to the wider area, specifically the ancient woodland adjoining the sites northern and southern boundary. Development could have a negative effect although mitigation should be possible through the application of relevant Local Plan policies. Major positive effects are expected on SO18 as the site is proposed for employment provision and despite the lack of details at this time, the size of the site lends itself to a significant amount of employment floorspace.

	No significant effect: SO11 Historic & Cultural Heritage; SO14 Housing; SO15 Health & Wellbeing; SO16 Quality of Life & Place and Town & Village Centres The scale and type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects
Selected / Rejected for allocation	The site is not taken forward for allocation as it is severed from Hailsham by the A22, meaning it is isolated and detached from services and facilities. There is no access to sustainable transport, including pedestrian links and cycle infrastructure, and the site would create car dependent development. It is considered that the severance and sustainable transport issues cannot be overcome. This is not in conformity with the overall spatial strategy for the district. The site also has significant flood risk from multiple sources dissecting the site and likely has a high level of biodiversity and green infrastructure value that would be adversely affected by development.

SHELAA Ref: 751/1310 **SITE:** Land at Hempstead Lane, A22, Hailsham

SUMMARY OF RESULTS:	Site No: 751/1310	Name: Land at Hempstead Lane, A22, Hailsham																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	Hailsham is a sustainable settlement, however the site is isolated from Hailsham by the A22. The site does not conform with the overall spatial strategy for the district. There are a number of sites put forward for development in the vicinity of this site and to the west of the A22. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is not located within a sustainable settlement and does not have access via sustainable modes of transport to Hailsham. Therefore, the site does not conform to the overall spatial strategy for the district. However, should this site come forward for development, together with other land within the area this could result in an increase in its sustainability credentials. **Major positive effects:** None **Minor positive effects: SO14 Housing** The site would 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. **Major negative effects: SO13 Travel & Accessibility** Given the detached location of the site from Hailsham and the complete lack of any form of sustainable access to the town but taking into account the size of the site and potential scale of development, minor negative effects are expected on SO1 and SO7. Development will be car dependent, resulting in an increase in emissions from traffic and a likely increase in air pollution. Emissions from any buildings could be mitigated through energy efficiency policies within the Local Plan. The car dependency of the site and lack of access to public transport, pedestrian links or cycle infrastructure, with no scope to provide these. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO8 Green and Blue Infrastructure; SO9 Biodiversity and SO10 Landscape & Townscape** The site is detached from Hailsham and lacks any sustainable transport or accessibility, it would contribute towards the district's housing need. Development will place pressure on water supply and infrastructure, however the site is relatively small and mitigation measures for water efficiency should be achievable. The site is not proposing any health and wellbeing benefits and residents would be detached from health facilities within Hailsham, needing to travel by car to reach any of them. **No significant effect: SO18 Economy & Employment and SO20 Education & Skills** The scale and type of proposed development and the site's location means no significant effects on these SA Objectives.

	Uncertain: for the remaining objectives, more information is required to determine the effects
Selected / Rejected for allocation	The site is not taken forward for allocation as it is severed from Hailsham by the A22, meaning it is isolated and detached from services and facilities. There is no access to sustainable transport, including pedestrian links and cycle infrastructure, and the site would create car dependent development. It is considered that the severance and sustainable transport issues cannot be overcome. This is not in conformity with the overall spatial strategy for the district.

SHELAA Ref: 805/1310 **SITE:** Land Northwest of Hempstead Lane, Hailsham

SUMMARY OF RESULTS:	Site No: 805/1310 Name: Land North West Of Hempstead Lane, Hailsham, BN27 3PY																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	Hailsham is a sustainable settlement, however the site is isolated from Hailsham by the A22. The site does not conform with the overall spatial strategy for the district. There are a number of sites put forward for development in the vicinity of this site and to the west of the A22. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is not located within a sustainable settlement and does not have access via sustainable modes of transport to Hailsham. Therefore, the site does not conform to the overall spatial strategy for the district. However, should this site come forward for development, together with other land within the area this could result in an increase in its sustainability credentials. Given that the site is severed from Hailsham and its services and facilities by the A22, has no existing vehicular or pedestrian access and no sustainable transport links, minor negative effects are expected on SO1 as this will result in a degree of car dependency and therefore an increase in emissions from traffic, although it is acknowledged that the proposed development has the potential to address these issues, however scheme details are lacking. Given the size of the site and the proposed scale of development, major negative effects are expected on SO4 in terms of water supply and wastewater treatment provision and SO7 in terms of water pollution. Discussions with the utility providers would be required to ensure the development could be accommodated. As the Cuckmere River forms the western and southern boundaries of the site, there is the potential for pollution of the river from development i.e. surface water runoff and the river is currently in poor ecological status and failing chemical status. Mitigation measures could be implemented but again details are lacking. Major negative effects are expected on SO10 as developing this site would introduce significant built form into a largely rural area, despite the proximity of the site to Hailsham. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. Major positive effects are expected on SO14 given the size of the site and the scale of residential development proposed. This would make a significant contribution to the districts housing need. The site would also provide employment floorspace and therefore a major positive effect is expected on SO18, although the details as to the level of employment floorspace are lacking at this time.
Selected / Rejected for allocation	The site is not taken forward for allocation as large-scale development would be unsuitable in this semi-rural location and would be out of character with the surrounding area. Developing this site would introduce significant built form into a largely rural area, despite the proximity of the site to Hailsham. The topography of the site is gently undulating and within the wider landscape local

	views towards the site are mainly contained by the substantial blocks of vegetation to the south and along the A22 frontage. However, there are long distance views into the site from high points in the South Downs, approximately 6-7km to the south of the site. There are also intermittent local views towards the site from the surrounding roads; the A22, Hempstead Lane and Coldharbour Road The site is not in conformity with the overall spatial strategy for the district as it is not located within a sustainable settlement and has no sustainable travel access to Hailsham. Whilst the scale of proposed development put forward could address some issues, it is felt that at this time there is insufficient detail to confidently state that access issues and the severance of the site from Hailsham can be suitably mitigated, particularly the provision of pedestrian access across the A22 to the town. It is considered that the major positive effects for housing and employment do not outweigh the major negative effects and that there are other sites more suitable to meet the Council's housing needs in line with the spatial strategy. However, if the Local Plan proposes large-scale development of this area with associated infrastructure, services and facilities, then the site may be suitable for development.

SHELAA Ref: 806/1310 **SITE:** Land at Starnash Farm, Coldharbour Road, Hailsham

SUMMARY OF RESULTS:	Site No: 806/1310 Name: Land at Starnash Farm, Coldharbour Road, Hailsham, BN27 3PY																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not conform with the overall spatial strategy for the district as it is isolated and detached from any settlement or local facilities and amenities. There are a number of sites put forward for development in the vicinity of this site and to the west of the A22. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is not located within a sustainable settlement and does not have access via sustainable modes of transport to the nearest sustainable settlement, which is Hailsham. Therefore, the site does not conform to the overall spatial strategy for the district. However, should this site come forward for development, together with other land within the area this could result in an increase in its sustainability credentials. Given that the site is isolated and detached from any identified settlement or local facilities and amenities, has no suitable vehicular or existing pedestrian access and no access to sustainable transport links, minor negative effects are expected on SO1 as this will result in a degree of car dependency and therefore an increase in emissions from traffic, although it is acknowledged that the proposed development has the potential to address these issues, however scheme details are lacking. Given the size of the site and the proposed scale of development, major negative effects are expected on SO4 in terms of water supply and wastewater treatment provision and SO7 in terms of water pollution. Discussions with the utility providers would be required to ensure the development could be accommodated. As the Cuckmere River forms the eastern and southern boundaries of the site, there is the potential for pollution of the river from development i.e. surface water runoff and the river is currently in poor ecological status and failing chemical status. Mitigation measures could be implemented but again details are lacking. Major negative effects are expected on SO10 as developing this site would introduce significant built form into a largely rural area and would be out of character with the surrounding area. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. Minor negative effects are expected on SO11 as there is a Grade II listed building within the western part of the site and development of the scale proposed could adversely affect the building and its setting. Careful consideration would be required as part of any scheme design. Whilst there is an existing vehicular access to the site from Coldharbour Road, this would require significant upgrading to serve any development of the site. There is no access to any form of sustainable transport at present to allow future residents to access higher order settlements i.e. Hailsham and there is no pedestrian access to the site. Whilst the scale of development

	proposed could provide new, or improve existing, sustainable transport modes, the location of the site (with only a small part of the west of the site having existing access to Coldharbour Road), makes this unlikely. Access improvements would likely have to involve the use of third-party land to the east (Site 805/1310). Therefore, minor negative effects are expected on SO13. Minor negative effects are expected on SO19 as the site is not accessible to pedestrians currently and there is no footpath along Coldharbour Road connecting the site to bus stops which would provide some limited sustainable transport access to services and facilities further afield. There is a lack of details as to how the site would be made accessible to a village or town centre at this time. Major positive effects are expected on SO14 and SO17 given the size of the site and the scale of residential development proposed. This would make a significant contribution to the districts housing need including affordable housing to assist in addressing social exclusion and deprivation. The site would also provide employment floorspace and therefore a major positive effect is expected on SO18, although the details as to the level of employment floorspace are lacking at this time.
Selected / Rejected for allocation	The site is not taken forward for allocation as large-scale development would be unsuitable in this semi-rural location and would be out of character with the surrounding area. Developing this site would introduce significant built form into a largely rural area. The topography of the site is gently undulating and within the wider landscape local views towards the site are mainly contained by the substantial blocks of mature woodland, particularly to the south of the site. However, there are long distance views into the site from high points in the South Downs National Park. Given the size and location of the site, it is likely that development would have a significant impact on the wider landscape and be highly visible to/from the South Downs National Park The site is not in conformity with the overall spatial strategy for the district as it is not located within a sustainable settlement and has no sustainable travel access to Hailsham. Whilst the scale of proposed development put forward could address some issues, it is felt that at this time there is insufficient detail to confidently state that access issues and the isolated nature of the site can be suitably mitigated. It is considered that the major and minor positive effects for housing and employment respectively do not outweigh the major negative effects and that there are other sites more suitable to meet the Council's housing needs in line with the spatial strategy. However, if the Local Plan proposes large-scale development of this area with associated infrastructure, services and facilities, then the site may be suitable for development.

SHELAA Ref: 825/1310 **SITE:** Land to the North West of Hempstead Lane, Hailsham

SUMMARY OF RESULTS:	Site No: 825/1310 Name: Land to the north west of Hempstead Lane, Hailsham, BN27 3AE																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not conform with the overall spatial strategy for the district as it is isolated and detached from any settlement or local facilities and amenities. There are a number of sites put forward for development in the vicinity of this site and to the west of the A22. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is not located within a sustainable settlement and does not have access via sustainable modes of transport to the nearest sustainable settlement, which is Hailsham. Therefore, the site does not conform to the overall spatial strategy for the district. However, should this site come forward for development, together with other land within the area this could result in an increase in its sustainability credentials. It is likely that some degree of negative effect will be likely on green infrastrcutrue and biodiversity duering construction of any development however in the longer terms the effects on SO8 and SO9 are likely to be major positive as the size of the site provides signifcnat opporunitites for BNG as well as the protection, retentiona and enhancement of existing assets. The proposed scheme seeks to achieve this. Taking account of the trabsport measures put forward as part of the proposed scheme, major posiotvie effects would be likely on SO13. The signifincat housing provision offered by the site, including affordable hosmes, first hoewms and selfg build will make a signifcnat contribuitiopn to the district's housing need and therefore major positive effecetc are likely on SO14. Minor positive effects are likely on SO3 as the site does have a degree of flood risk now and in the future under climate change, although the extents only increase slightly. The proposals for the site show that suitable mitigation can be implemented, and that the most vulnerable development can be sited within the areas of the site at least risk of flooding. Minor positive effects are likely on SO4 as whilst its development will increase pressure for water supply and wastewater infrastructure, the proposals put forward suitable and appropriate mitigation measures such as SuDS provision, water efficiency of 90 litres per person per day and habitat creation to improve water quality. Discussions would still need to be had with the qwatewr companies however to ensure supplyies and infraestycure are adequate. The proposals for the site in terms of public realm, housing provision and community facilities mean there is likely to be minor positive effects on SO15, SO16 and SO17. Minor positive effects are also likely on SO18 as the site proposals seek to maximise opportunities to link and connect to existing and future employment hubs in the area at Diplocks Way and Knights Farm, whilst at the same time fostering the creation of opportunities for start-ups and maker spaces that are located within the site itself. Minor positive effects are also likely on SO19 as the proposed scheme seeks to create a new community and neighbourhood with sustainable connections to the wider area and other settlements i.e. Hailsham and Polegate.

	The scheme proposes making a strong commitment to supporting local skills and training to include developing skills and local employment training programmes during development and occupation, working with the higher education sector to understand their needs and pitch to potential occupants and a hospitality hub as part of the mixed use gateway concept and therefore minor positive effects are expected on SO20. Major negative effects are likely on SO7 in terms of light pollution. The site is located within an area classed as being 'darker' by CPREs light pollution mapping and regardless of mitigation measures employed, this scale of development will introduce significant light pollution. Given the scale of development proposed, there is likely to be a significant increase in traffic and congestion on the road network, although the mitigation measures proposed such as enhancements to walking and cycling infrastructure, may reduce this. However, significant concerns remain over highways capacity and wider issues such as pedestrian access across the A22. Minor negative effects are likely on SO1 as whilst the mitigation measures identified by the proposed scheme and Local Plan policies will minimise impacts as far as possible, a residual minor negative impact is likely to remain. In a similar way, minor negative effects are likely on SO10 as the scale of the development is still likely to be visible in views to / from the National Park despite the proposed landscape mitigation measures. The scale of the proposed development would also introduce significant built form into a largely rural area.
Selected / Rejected for allocation	The site is not taken forward for allocation as it is unsuitable, being rural in nature and isolated and remote from local services and facilities and public transport. Early high-level transport modelling has been undertaken by the Council and at this time there are significant concerns relating to highways capacity (relating to the capacity along the northbound A22 close to the site). Further modelling will be required to determine whether mitigation can negate any highways capacity impacts. The site would also need to demonstrate that suitable opportunities to create safe and legible access across the A22 can be achieved so that the residents had suitable access to Hailsham Town Centre. In addition to this, the site would need to be carefully masterplanned to allow connectivity across the site, whilst ensuring that the flood zones and River Cuckmere are respected; retain the Weald Way and its intrinsically rural features; and retain landscape features and providing necessary mitigation measures to the South Downs National Park and Michelham Priory. Significant off site and onsite infrastructure will be required and subject to all necessary studies. Whilst the draft proposals from the site promoters show how these issues may be addressed in part (e.g. no development within flood zones), significant concerns remain regarding other matters, in particular highways capacity and wider sustainability issues. Despite the sites size, it is not considered sufficient, in isolation, or combined with other adjacent land, to deliver a genuinely sustainable garden settlement/urban extension.

SHELAA Ref: 861/3300 **SITE:** Old Pottery Farm, Coldharbour Road, Upper Dicker

SUMMARY OF RESULTS:	Site No: 861/3300 Name: Old Pottery Farm, Coldharbour Road, Upper Dicker, BN27 3PX																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	Upper Dicker is classed as an unsustainable settlement due to its lack of services and facilities and limited public transport options. In isolation, large-scale residential development of this site would be unsuitable due to the semi-rural location and be out of character with the surrounding area. The site is however within an area where there is potential for large scale development (SHELAA Site 825/1310 and other land known as 'West of Hailsham') as well as a number of other sites within and around Upper Dicker itself. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is isolated and detached from Upper Dicker, an unsustainable settlement according to the settlement hierarchy, and does not relate to any other sustainable settlement. The site has no access to public transport, services and facilities and any future residents of this site would need to travel to Hailsham and further afield, by private car, to access these. The site does not therefore conform with the overall spatial strategy for development within Wealden as a whole. Given the size of the site and its proposed use for residential development, it is likely that a proportion of affordable homes could be secured as well as development contributions towards infrastructure requirements such as play space, open space and health and wellbeing facilities. However, this is tempered by the fact that there is no existing pedestrian access to / from the site, and it is unclear as to whether such access could be achieved along this part of Coldharbour Road. Therefore, minor positive effects are expected for SO14. Minor positive effects are likely on SO17 given the fact that the size of the site means a good level of affordable homes could be provided. The site is within Flood Zone 1 and is not at risk of fluvial or surface water flooding. It is however within an area of groundwater concern and could therefore be at risk of groundwater flooding. A suitable drainage scheme would be required as part of any development to manage surface water runoff and investigations as to whether groundwater flooding is a risk. However mitigation measures are likely achievable in relation to this. Therefore, minor positive effects are likely for SO3. However, to address climate change adaptation (SO2) in terms of dealing with increased rainfall events and surface water, mitigation measures will need to be identified i.e., SuDS provision and therefore the effects on SO2 are uncertain at this time. Minor negative effects are expected on SO1 as all development will result in an increase in greenhouse gas emissions, particularly as it is likely any development here would be car dependent. Mitigation measures in the form of EV charging infrastructure for example could assist in lessening any negative impacts from vehicles. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. Although there is no indication of the scale of residential development proposed for the site, the sites size means a good number of homes could be provided and require water supplies and wastewater services, resulting in a minor negative effect on SO4. It

	is considered that any impacts could be suitably mitigated through good design and compliance with local plan policies on water efficiency and the management of water resources. This would be in combination with the utility providers South East Water and Southern Water. The effects on SO7 in terms of pollution are likely to be minor negative. In the short to medium term, construction works and traffic are likely to lead to increases in air pollution, although mitigation measures could be implemented. The lack of pedestrian access to sustainable transport and the limited frequency of bus services anyway means that future residents would rely on using private cars to access higher order sustainable settlements (i.e. Hailsham) which would increase air pollution. Given the sites size and its location within a 'darker' area of the district, it is likely that any development would introduce light pollution to the area also. If pedestrian access to the bus service can be delivered this could provide some level of mitigation in car use and help to address air pollution as well as emissions, although it is acknowledged that the nearest bus stop is nearly a mile from the site. Minor negative effects are expected on SO10 as whilst the site is well enclosed by vegetation, development would be detached from any settlement boundary and remote from any local services or amenities and be out of character with the rural location of the site. Major negative effects are expected on SO13 as the site is nearly a mile from the nearest bus stop and this is considered to be outside of a reasonable walking distance. The bus stop cannot be reached on foot as there are no footpaths along this part of Coldharbour Road and there is no certainty as to whether footpaths could be provided as part of any development. There is also no train station within easy reach by public transport. Minor negative effects are expected on SO19 as Upper Dicker has limited services and facilities (classed as an unsustainable settlement in the settlement hierarchy) and limited sustainable transport access to larger centres and it is unlikely that any development of this site would improve the level of service provision within the village.
Selected / Rejected for allocation	The site is not taken forward for allocation. Despite the site's potential to contribute towards the housing need for the district, it is detached and isolated from any sustainable settlement and does not conform to the overall spatial strategy for the district. In isolation, large-scale residential development on this site would be unsuitable and would be out of keeping with the surrounding land uses However, if the Local Plan proposes large-scale development in this location, with associated infrastructure and amenities, then the site may be suitable for development.

SHELAA Ref: 836/3300

SITE: Land to the North of 3 and 4 Crossways Cottages, Camberlot Road, Upper Dicker

SUMMARY OF RESULTS:	Site No: 836/3300							Name: Land to the north of 3 and 4 Crossways Cottages, Camberlot Road, Upper Dicker, BN27 3QG											
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Health and wellbeing • Sustainable transport • Infrastructure
Cumulative Effects	Upper Dicker is classed as an unsustainable settlement due to its lack of services and facilities and limited public transport options. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located near to the centre of the existing built-up area of Upper Dicker, an unsustainable settlement according to the settlement hierarchy. It does benefit from close proximity to existing services and local facilities within Upper Dicker, albeit these are limited. Whilst there is no footpath on the same side of the road as the site to facilitate pedestrian access to the centre of Upper Dicker, there is pedestrian access to the centre of Upper Dicker, and to bus stops along Coldharbour Road, via the footpath on the opposite side of the road. However, bus services are limited in terms of their schedule. The lack of services and facilities within Upper Dicker, despite the site's proximity and pedestrian access, means any future residents of this site would need to travel to Hailsham and further afield, by private car, to access these. The site does not therefore conform with the overall spatial strategy for development within Wealden as a whole. The site's proposed use for residential development would contribute to the districts housing need within a sustainable location and therefore a minor positive effect is expected on SO14. The site is within flood zone 1 and whilst there is potential for some limited surface water flood risk and groundwater flood risk it is considered this can be suitably mitigated. Therefore, the site passes the sequential test, and the proposed development is suitable. Minor negative effects are expected on SO1 as all development will result in an increase in greenhouse gas emissions. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. The effects on SO7 in terms of pollution are likely to be minor negative. In the short to medium term, construction works, and traffic are likely to lead to increases in air pollution, although mitigation measures could be implemented. The lack of pedestrian access to sustainable transport and the limited frequency of bus services means that future residents would rely on using private cars to access higher order sustainable settlements (i.e., Hailsham) which would increase air pollution. Given the sites location within a 'darker' area of the district, it is likely that any development would introduce some light pollution to the area also, although it is considered that this could be suitably mitigated. If pedestrian access to the bus service can be delivered this could provide some level of mitigation in car use and help to address air pollution as well as emissions.

	Minor negative effects are expected on SO19 as Upper Dicker has limited services and facilities (classed as an unsustainable settlement in the settlement hierarchy) and limited sustainable transport access to larger centres and it is unlikely that any development of this site would improve the level of service provision within the village.
Selected / Rejected for allocation	The site is not taken forward for allocation. Despite the site's potential to contribute towards the housing need for the district, its relatively central location to Upper Dicker, it is located within an unsustainable settlement and does not conform to the overall spatial strategy for the district.

SHELAA Ref: 842/1310 **SITE:** Land at Candleford, Arlington Road West, Hailsham

SUMMARY OF RESULTS:	Site No: 842/1310 Name: Land at Candleford, Arlington Road West, Hailsham, BN27 3RA																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	Hailsham is a sustainable settlement, however the site is isolated from Hailsham by the A22. The site does not conform with the overall spatial strategy for the district. There are a number of sites put forward for development in the vicinity of this site and to the west of the A22. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is not located within a sustainable settlement and does not have access via sustainable modes of transport to Hailsham. Therefore, the site does not conform to the overall spatial strategy for the district. However, should this site come forward for development, together with other land within the area this could result in an increase in its sustainability credentials. Given the detached location of the site from Hailsham and the complete lack of any form of sustainable access to the town, major negative effects are expected on SO1, SO7 and SO13. Development will be car dependent, resulting in an increase in emissions from traffic and a likely increase in air pollution. Emissions from any buildings could be mitigated through energy efficiency policies within the Local Plan. And there is no access to public transport, pedestrian links or cycle infrastructure connecting the site to Hailsham. Major negative effects are also expected on SO19 due to the site being detached from the town centre of Hailsham, meaning any housing development will be isolated form services and facilities. Arlington Road West is a narrow road with little scope to provide a pavement along it to allow safe pedestrian access to and from the site and there is no form of safe pedestrian access to Hailsham across the A22. No retail provision is proposed nor are there any details of services and facilities to be provided on site. Major negative effects are also expected on SO20 as whilst there is educational capacity within the Hailsham area, there is no access to this from the site and little scape for sustainable travel to access these facilities. Minor negative effects are expected on SO4 as the scale of potential development on this site is likely to place some pressure on water supply and wastewater infrastructure. Early discussions with the utility providers would be needed. Mitigation for water consumption is likely to be possible through application of relevant Local Plan policies, however. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. Minor negative effects are expected on SO8 and SO9 as there are features within the site that provide for biodiversity and connectivity to the wider area, specifically to the ancient woodland adjoining the site's western boundary. The site is also within a BOA increasing its biodiversity value. Development could have a negative effect although mitigation should be possible through the application of relevant Local Plan policies.

	The site is within flood zone 1 and only has a very small risk of surface water flooding which is likely to be able to be mitigated. The site is partly within an area of groundwater concern and so investigations would be required as to the potential for groundwater flooding, but this too could be mitigated. Therefore, the site is suitable for residential development and a minor positive effect is likely on SO3. Whilst the site is not within a sustainable settlement and lacks access via sustainable travel to Hailsham, it would contribute to the housing need of the district should it be developed for residential. Therefore, a minor positive effect is expected on SO14 in terms of housing provision alone.
Selected / Rejected for allocation	The site is not taken forward for allocation as it is not within a sustainable settlement and therefore not in line with the overall spatial strategy for the district. The site is detached from the urban area of Hailsham and is therefore remote from local facilities, amenities and public transport. The site is situated on the rural Arlington Road West, which has no public footpaths and no scope to provide these meaning the site cannot be made safe for pedestrians. Development here would create an area of housing that is car dependent and introduce built form into a rural area. The provision of housing to meet the districts needs on this site does not outweigh the negative aspects of the site.

SHELAA Ref: 873/1310 **SITE:** Bushy Wood Farm, A22, Hailsham

SUMMARY OF RESULTS:	Site No: 873/1310 Name: Bushy Wood Farm, A22, Hailsham, BN27 3RA																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	Hailsham is a sustainable settlement, however the site is isolated from Hailsham by the A22. The site does not conform with the overall spatial strategy for the district. There are a number of sites put forward for development in the vicinity of this site and to the west of the A22. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is not located within a sustainable settlement and does not have access via sustainable modes of transport to Hailsham. Therefore, the site does not conform to the overall spatial strategy for the district. However, should this site come forward for development, together with other land within the area this could result in an increase in its sustainability credentials. Given the detached location of the site from Hailsham and the complete lack of any form of sustainable access to the town, major negative effects are expected on SO1, SO7 and SO13. Development will be car dependent, resulting in an increase in emissions from traffic and a likely increase in air pollution. Emissions from any buildings could be mitigated through energy efficiency policies within the Local Plan. And there is no access to public transport, pedestrian links or cycle infrastructure connecting the site to Hailsham. Major negative effects are also expected on SO19 due to the site being detached from the town centre of Hailsham, meaning any housing development will be isolated form services and facilities. There is no form of safe pedestrian access to Hailsham across the A22 from the site and it is not considered this is possible. Major negative effects are also expected on SO20 as whilst there is educational capacity within the Hailsham area, there is no access to this from the site and little scape for sustainable travel to access these facilities. Minor negative effects are expected on SO4 as the scale of potential development on this site is likely to place some pressure on water supply and wastewater infrastructure. Early discussions with the utility providers would be needed. Mitigation for water consumption is likely to be possible through application of relevant Local Plan policies, however. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. Minor negative effects are expected on SO8 and SO9 as there are features within the site that provide for biodiversity and connectivity to the wider area, specifically to the ancient woodland adjoining the site's western boundary. The site is also within a BOA increasing its biodiversity value. Development could have a negative effect although mitigation should be possible through the application of relevant Local Plan policies. The site is within flood zone 1 and only has a very small risk of surface water flooding which is likely to be able to be mitigated. The site is within an area of groundwater concern and so investigations would be required as to the potential for groundwater

	flooding, but this too could be mitigated. Therefore, the site is suitable for residential development and a minor positive effect is likely on SO3. Whilst the site is not within a sustainable settlement and lacks access via sustainable travel to Hailsham, it would significantly contribute to the housing need of the district should it be developed for residential as proposed. Therefore, a major positive effect is expected on SO14 in terms of housing provision alone.
Selected / Rejected for allocation	The site is not taken forward for allocation as it is not within a sustainable settlement and therefore not in line with the overall spatial strategy for the district. The site is detached from the urban area of Hailsham and is therefore remote from local facilities, amenities and public transport. The site is not accessible for pedestrians, and it is considered that there is no scope to provide such access to Hailsham and the site cannot be made safe for pedestrians. Development here would create an area of housing that is car dependent and would introduce significant built form into a rural area and which would be out of keeping with the surrounding land uses. The provision of housing to meet the districts needs on this site does not outweigh the negative aspects of the site.

SHELAA Ref: 878/3300 **SITE:** Robins Nursery, Coldharbour Road, Upper Dicker

SUMMARY OF RESULTS:	Site No: 878/3300 Name: Robins Nursery, Coldharbour Road, Upper Dicker, BN27 2PX																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	Upper Dicker is classed as an unsustainable settlement due to its lack of services and facilities and limited public transport options. Residential development of this site would be unsuitable as it is in an unsustainable location for growth, with no existing pedestrian access, or connectivity to public transport, services and amenities. However, development of the site for employment uses may be suitable, given its existing use and its proximity to the poultry farm to the west and north of the site. The site is within an area where there is potential for large scale residential and employment development (SHELAA Site 825/1310 and other land known as 'West of Hailsham') as well as a number of other sites within and around Upper Dicker itself. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is isolated and detached from Upper Dicker, an unsustainable settlement according to the settlement hierarchy, and does not relate to any other sustainable settlement. The site has no access to public transport, services and facilities. The site does not therefore conform with the overall spatial strategy for residential development within Wealden as a whole. Minor negative effects are expected on SO1 as all development will result in an increase in greenhouse gas emissions, particularly as it is likely any development here would be car dependent. Mitigation measures in the form of EV charging infrastructure for example could assist in lessening any negative impacts from vehicles. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. The effects on SO7 in terms of pollution are likely to be minor negative. In the short to medium term, construction works and traffic are likely to lead to increases in air pollution, although mitigation measures could be implemented. The lack of pedestrian access to sustainable transport and the limited frequency of bus services means that users of the site would rely on private cars to travel to / from the site, which would increase air pollution. This could be mitigated through public transport improvements and EV charging infrastructure. The site is within Flood Zone 1 and is not at risk of fluvial or surface water flooding. It is however within an area of groundwater concern and could therefore be at risk of groundwater flooding. A suitable drainage scheme would be required as part of any development to manage surface water runoff and investigations as to whether groundwater flooding is a risk. However mitigation measures are likely achievable in relation to this. Therefore, minor positive effects are likely for SO3. However, to address climate change adaptation (SO2) in terms of dealing with increased rainfall events and surface water, mitigation measures will need to be identified i.e., SuDS provision and therefore the effects on SO2 are uncertain at this time. Major positive effects are expected on SO18 as the site is proposed for employment provision, although the size of the site limits the degree of positive effects.
Selected / Rejected for allocation	The site has not been taken forward to allocation. The site is isolated and detached from Upper Dicker, an unsustainable settlement according to the settlement hierarchy, and does not relate well to any other sustainable settlement. The site has poor

	access to services and facilities. The site lies outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden, as a whole, as it is isolated from any sustainable settlement. Although existing employment uses could be supported in this location, the site may need a new vehicular access from the Coldharbour Road to deliver new employment, which may not be suitable for employment development of this scale and is not known whether this could be delivered or achieved.

SHELAA Ref: 887/3300 **SITE:** Knockhatch Farm Cottage, Hempstead Lane, Hailsham

SUMMARY OF RESULTS:	Site No: 887/3300 Name: Knockhatch Farm Cottage, Hempstead Lane, Hailsham, BN27 3PR																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	Hailsham is a sustainable settlement, however the site is isolated from Hailsham by the A22. The site does not conform with the overall spatial strategy for the district. There are a number of sites put forward for development in the vicinity of this site and to the west of the A22. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is not located within a sustainable settlement and does not have access via sustainable modes of transport to Hailsham or any other settlement. Therefore, the site does not conform to the overall spatial strategy for the district. However, should this site come forward for development, together with other land within the area this could result in an increase in its sustainability credentials. Given that the site is severed from Hailsham and its services and facilities by the A22, has limited existing vehicular access, no pedestrian access and no sustainable transport links, major negative effects are expected on SO1 as this will result in car dependency and therefore an increase in emissions from traffic. Given the size of the site and the proposed scale of development, major negative effects are expected on SO4 in terms of water supply, wastewater treatment provision and water quality. Discussions with the utility providers in regard to water supply and wastewater treatment would be required to ensure the development could be accommodated. As the Cuckmere River and its tributary form the northern boundary of the site, there is the potential for pollution of the river from development i.e. surface water runoff and the river is currently in poor ecological status and failing chemical status. Mitigation measures could be implemented but details are lacking. Major negative effects are expected on SO7 due to the introduction of light pollution to a largely 'darker' area and the increase in cars and congestion on the road network leading to increase in air pollution, in part due to the lack of any sustainable transport linking the site to other settlements i.e. Hailsham. This lack of access to sustainable transport or active travel modes (walking and cycling) also results in a major negative effect on SO13. Major negative effects are also expected on SO19 and SO20 as the site is detached from any town or village centre with no sustainable/active travel links to any settlement and this includes educational provision. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. Minor negative effects are also expected on S010 as whilst developing this site would introduce significant built form into a largely rural area, despite the proximity of the site to Hailsham, the site is relatively well screened from the wider landscape and

	depending on the landscaping / green infrastructure plan mitigation should be possible. But the scale of development in a rural area does mean residual negative effects will likely remain. Major positive effects are expected on SO14 given the size of the site and the scale of residential development proposed. This would make a significant contribution to the districts housing need.
Selected / Rejected for allocation	The site is not taken forward for allocation as large-scale development would be unsuitable in this semi-rural location and would be out of character with the surrounding area. Developing this site would introduce significant built form into a largely rural area, despite the proximity of the site to other non-rural uses (Knockhatch Adventure Park). The topography of the site is gently undulating and within the wider landscape local views towards the site are mainly contained by the substantial blocks of woodland to the south and along the A22 frontage. However, there are long distance views into the site from high points in the South Downs, approximately 6-7km to the south of the site. The site is not in conformity with the overall spatial strategy for the district as it is not located within a sustainable settlement and has no sustainable travel access to Hailsham. Whilst the scale of proposed development put forward could address some issues, it is felt that at this time there is insufficient detail to confidently state that access issues and the severance of the site from Hailsham or any other settlement can be suitably mitigated, particularly the provision of pedestrian access along Hempstead Lane and across the A22 to the town. It is considered that the major positive effect for housing does not outweigh the major negative effects and that there are other sites more suitable to meet the Council's housing needs in line with the spatial strategy. However, if the Local Plan proposes large-scale development of this area with associated infrastructure, services and facilities, then the site may be suitable for development.

SHELAA Ref: 927/1310 **SITE:** Old Barn, Hempstead Lane, Hailsham

SUMMARY OF RESULTS:	Site No: 927/1310 Name: Old Barn, Hempstead Lane, Hailsham, BN27 3PR																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	Hailsham is a sustainable settlement, however the site is isolated from Hailsham by the A22. The site does not conform with the overall spatial strategy for the district. There are a number of sites put forward for development in the vicinity of this site and to the west of the A22. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is not located within a sustainable settlement and does not have access via sustainable modes of transport to Hailsham or any other settlement. Therefore, the site does not conform to the overall spatial strategy for the district. However, should this site come forward for development, together with other land within the area this could result in an increase in its sustainability credentials. Major negative effects are expected on SO13 due to the lack of access to sustainable transport or suitable active travel modes (walking and cycling). Major negative effects are also expected on SO19 and SO20 as the site is detached from any town or village centre with no sustainable/active travel links to any settlement and this includes educational provision. Given that the site is severed from Hailsham and its services and facilities by the A22, has limited existing vehicular access, no pedestrian access and no sustainable transport links, but taking account of the proposed scale of the development, minor negative effects are expected on SO1 as this will result in car dependency and therefore an increase in emissions from traffic. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. Given that there is no access to public transport or pedestrian links to Hailsham within close proximity to the site, development here is likely to be a car dependent. Therefore, development is likely to increase air pollution through increased traffic and congestion on the road network having a minor negative effect on S07. Mitigation may be possible but is uncertain. As the site is outside of any flood zones and not at risk of surface water or groundwater flooding, developing this site would place development in a suitable location in terms of flood risk and the sequential test. This means a minor positive effect on SO3. The development of the site would also provide much needed housing, including affordable housing, which would contribute to the district's housing need, albeit this would not be in a sustainable location in terms of transport or the overall spatial strategy for the district. Therefore, minor positive effects are expected on SO14 in regard to housing provision only.
Selected / Rejected for allocation	The site is not taken forward for allocation as it is not in conformity with the overall spatial strategy for the district, being located outside any sustainable settlement and with no access to public transport from the development that would allow future residents

	to have a feasible alternative to using the car. Pedestrian access along Hempstead Lane is non existent and there is no scope for this to be provided given the narrow and rural nature of the lane. Development of this site would create an isolated residential development that is car dependent and isolated from any services and facilities. It is considered that the site's severance from Hailsham or any other settlement cannot be suitably mitigated particularly in relation to the provision of pedestrian access along Hempstead Lane and across the A22 to the town.

SHELAA Ref: 928/1310 **SITE:** Grain Cottage, Hempstead Lane, Hailsham

SUMMARY OF RESULTS:	Site No: 928/1310 Name: Grain Cottage, Hempstead Lane, Hailsham, BN27 3PR																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	Hailsham is a sustainable settlement, however the site is isolated from Hailsham by the A22. The site does not conform with the overall spatial strategy for the district. There are a number of sites put forward for development in the vicinity of this site and to the west of the A22. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is not located within a sustainable settlement and does not have access via sustainable modes of transport to Hailsham or any other settlement. Therefore, the site does not conform to the overall spatial strategy for the district. However, should this site come forward for development, together with other land within the area this could result in an increase in its sustainability credentials. Major negative effects are expected on SO13 due to the lack of access to sustainable transport or suitable active travel modes (walking and cycling). Major negative effects are also expected on SO19 and SO20 as the site is detached from any town or village centre with no sustainable/active travel links to any settlement and this includes educational provision. Given that the site is severed from Hailsham and its services and facilities by the A22, has limited existing vehicular access, no pedestrian access and no sustainable transport links, but taking account of the proposed scale of the development, minor negative effects are expected on SO1 as this will result in car dependency and therefore an increase in emissions from traffic. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. Given that there is no access to public transport or pedestrian links to Hailsham within close proximity to the site, development here is likely to be a car dependent. Therefore, development is likely to increase air pollution through increased traffic and congestion on the road network having a minor negative effect on S07. Mitigation may be possible but is uncertain. The development of the site would provide much needed housing, including affordable housing, which would contribute to the district's housing need, albeit this would not be in a sustainable location in terms of transport or the overall spatial strategy for the district. Therefore, given the quantum of proposed development, major positive effects are expected on SO14 in regard to housing provision only.
Selected / Rejected for allocation	The site is not taken forward for allocation as it is not in conformity with the overall spatial strategy for the district, being located outside any sustainable settlement and with no access to public transport from the development that would allow future residents

	to have a feasible alternative to using the car. Pedestrian access along Hempstead Lane is non-existent and there is no scope for this to be provided given the narrow and rural nature of the lane. Development of this site would create an isolated residential development that is car dependent and isolated from any services and facilities. It is considered that the site's severance from Hailsham or any other settlement cannot be suitably mitigated particularly in relation to the provision of pedestrian access along Hempstead Lane and across the A22 to the town.

SHELAA Ref: 929/1310 **SITE:** Land at Hempstead Farmhouse, Hempstead Lane, Hailsham

SUMMARY OF RESULTS:	Site No: 929/1310 Name: Land at Hempstead Farm, Hempstead Lane, Hailsham, BN27 3PR																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	Hailsham is a sustainable settlement, however the site is isolated from Hailsham by the A22. The site does not conform with the overall spatial strategy for the district. There are a number of sites put forward for development in the vicinity of this site and to the west of the A22. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is not located within a sustainable settlement and does not have access via sustainable modes of transport to Hailsham or any other settlement. Therefore, the site does not conform to the overall spatial strategy for the district. However, should this site come forward for development, together with other land within the area this could result in an increase in its sustainability credentials. Major negative effects are expected on SO13 due to the lack of access to sustainable transport or suitable active travel modes (walking and cycling). Major negative effects are also expected on SO19 and SO20 as the site is detached from any town or village centre with no sustainable/active travel links to any settlement and this includes educational provision. Given that the site is severed from Hailsham and its services and facilities by the A22, has limited existing vehicular access, no pedestrian access and no sustainable transport links, but taking account of the proposed scale of the development, minor negative effects are expected on SO1 as this will result in car dependency and therefore an increase in emissions from traffic. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. Given that there is no access to public transport or pedestrian links to Hailsham within close proximity to the site, development here is likely to be a car dependent. Therefore, development is likely to increase air pollution through increased traffic and congestion on the road network having a minor negative effect on S07. Mitigation may be possible but is uncertain. As the site is outside of any flood zones and not at risk of surface water or groundwater flooding, developing this site would place development in a suitable location in terms of flood risk and the sequential test. This means a minor positive effect on SO3. The development of the site would also provide much needed housing, including affordable housing, which would contribute to the district's housing need, albeit this would not be in a sustainable location in terms of transport or the overall spatial strategy for the district. Therefore, minor positive effects are expected on SO14 in regard to housing provision only.

Selected / Rejected for allocation	The site is not taken forward for allocation as it is not in conformity with the overall spatial strategy for the district, being located outside any sustainable settlement and with no access to public transport from the development that would allow future residents to have a feasible alternative to using the car. Pedestrian access along Hempstead Lane is non-existent and there is no scope for this to be provided given the narrow and rural nature of the lane. Development of this site would create an isolated residential development that is car dependent and isolated from any services and facilities. It is considered that the site's severance from Hailsham or any other settlement cannot be suitably mitigated particularly in relation to the provision of pedestrian access along Hempstead Lane and across the A22 to the town.

Appendix A11b Parish: Berwick

SHELAA Ref: 616/1780 **SITE:** Land at Brookfield Nursery, Station Road, Berwick Station

SUMMARY OF RESULTS:	Site No: 616/1780 Name: Land at Brookfield Nursery, Station Road, Berwick Station																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Landscape and townscape • Health and wellbeing • Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Berwick Station is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in Berwick Station. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the periphery of Berwick Station, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The western part of the site is located within the proposed settlement boundary for Berwick Station whilst the eastern part of the site is located outside of it. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole. **Major positive effects:** **Minor positive effects: SO3 Flood Risk; SO9 Biodiversity; SO13 Travel & Accessibility and SO14 Housing** The site is not at risk of flooding from any source; and would contribute towards the Council's housing requirement in a sustainable location with good public transport links in the form of the train and bus services. Minor positive effects are likely on SO9 as well as the requirement to provide at least a 10% BNG will help improve biodiversity whilst Local Plan policies to protect, enhance and create biodiversity will also need to be complied with in any development. This is however balanced against a minor negative effect in the short term as the provision of a suitable vehicular access would involve the removal of existing hedgerows and trees that would have a detrimental impact on site biodiversity. The site is within close proximity of, and with pedestrian access to, the train station and bus stops. Footpaths would be required on the east side of Station Road to enhance this access, however, should this be unachievable then a pedestrian crossing would be required to provide connectivity to the existing footpath on the west side of Station Road The development of this site for housing would require the provision of an upgraded vehicular access from Station Road and improvements to pedestrian connectivity. . . . **Major negative effects:** None

	Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO10 Landscape & Townscape All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. Despite the site being contained within the landscape by rising landform to the south and west, development of the site would extend beyond the established linear form of the settlement and have an adverse effect on the existing character of the area, and it is not considered that this could be adequately mitigated. **No significant effect: SO4 Water Resources & Quality; SO5 Soil, Land and Minerals; SO7 Pollution; SO11 Historic & Cultural Heritage; SO15 Health & Wellbeing; SO18 Economy & Employment; SO19 Town & Village Centres and SO20 Education and Skills.** The type of development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is rejected for allocation because development here would have an adverse effect on the established character of the area, which predominantly comprises detached dwellings with large gardens in linear form along Station Road. Developing the site would extend the built form of Berwick Station beyond the established linear settlement pattern along Station Road and it is not considered that suitable mitigation could be achieved. Some degree of frontage development may be appropriate however this would be so small as to not make a significant contribution to the district's housing need. Other sites are considered more appropriate to deliver the spatial strategy and housing requirements for the district.

SHELAA Ref: 617/1780

SITE: Land North of Recreation Ground, Station Road, Berwick Station

SUMMARY OF RESULTS:	Site No: 617/1780 Name: Land north of the Recreation Ground, Station Road, Berwick Station																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Health and wellbeing • Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Berwick Station is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in Berwick Station. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the periphery of Berwick Station, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The eastern part of the site is located within the proposed settlement boundary for Berwick Station whilst the western part of the site is located outside of it. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole. **Major positive:** None Minor positive: SO14 Housing The development of the site would contribute towards the Council's housing requirement in a sustainable location, albeit in need of vehicular and pedestrian access improvements. Major negative: None Minor negative: **SO1 Climate Change Mitigation; SO6 Waste; SO9 Biodiversity and SO10 Landscape & Townscape** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. Due to the site's partial location within a BOA, impacts on SO9 are expected to be minor negative in the short term, however, they are considered to be uncertain in the medium and longer terms as much will depend on the mitigation measures implemented alongside any development. This would include the requirement to provide BNG and the retention of the trees and hedgerows on the site borders. The site is classed as having moderate sensitivity to development, however whilst it is located adjacent to the settlement edge, parts are beyond the existing line of built development along Station Road and do not strongly relate to the existing linear settlement pattern, which increases sensitivity. The development of the whole of this site would be out of keeping with the scale and rural character of the area and surrounding countryside. **No significant effect: SO15 Health & Wellbeing; SO18 Economy & Employment; SO19 Town & Village Centres and SO20 Education and Skills** The type of development and the site's location means no significant effects on these SA Objectives.

	Uncertain: for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to development, due to part of the site (the western part) being beyond the existing line of built-up development along Station Road that does not conform with the existing linear settlement pattern. Therefore, the development of the whole site would not be in keeping with the scale and rural character of the area and surrounding countryside. This is reflected in the SHELAA assessment for the site. However, frontage development would be suitable along Station Road as an extension of the existing linear urban form of the settlement and therefore the eastern part of the site is selected for allocation. The site is within a sustainable settlement and has access to sustainable modes of transport, although improvements to pedestrian access will be required. Mitigation measures would need to be identified for any development in line with other relevant Local Plan polices i.e. those on energy efficiency, flood risk, water efficiency, biodiversity, waste, pollution, health and wellbeing etc. Furthermore, existing hedgerows on the northern, western and southern boundaries should be protected and enhanced to retain the semi-enclosed nature of the site. A pedestrian access would also be required to be extended along Station Road towards to the rail station Due to the effects on the landscape, the SHELAA concludes that the site is unlikely to be able to accommodate the quantum of development proposed by the applicant.

SHELAA Ref: 619/1780 **SITE:** Land West of Station Road, Berwick Station

SUMMARY OF RESULTS:	Site No: 619/1780 Name: Land west of Station Road, Berwick Station																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Berwick Station is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in Berwick Station. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the periphery of Berwick Station, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site is located within the proposed settlement boundary for Berwick Station. The site, therefore, conforms with the overall spatial strategy for development within Wealden as a whole. **Major positive: None** **Minor positive: SO3 Flood Risk, SO13 Travel & Accessibility and SO14 Housing** The site is not at risk of flooding from any source; and would contribute towards the Council's housing requirement in a sustainable location with good public transport links in the form of the train and bus services, which can be accessed using existing footpaths. The development of this site for housing would require the provision of an upgraded vehicular access from Station Road and the creation of footways along Station Road, extending to the train station, to facilitate pedestrian connectivity to the train station and bus stops. The site has the potential to connect to existing footpaths on the west side of Station Road to enhance this access. **Major negative: None** **Minor negative: SO1 Climate Change Mitigation; SO6 Waste; SO9 Biodiversity and SO10 Landscape & Townscape** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. Due to the site's partial location within a BOA, impacts on SO9 are expected to be minor negative in the short term, however, they are considered to be uncertain in the medium and longer terms as much will depend on the mitigation measures implemented alongside any development. This would include the requirement to provide BNG and the retention of the trees and hedgerows on the site borders. The site is classed as having moderate sensitivity to development, however whilst it is located adjacent to the settlement edge, parts are beyond the existing line of built development along Station Road and do not strongly relate to the existing linear settlement pattern, which increases sensitivity. However, the site is well screened on the western boundary by existing woodland, which helps integrate the site into the existing built form of Berwick Station.

	No significant effect: SO15 Health & Wellbeing; SO18 Economy & Employment; SO19 Town & Village Centres and SO20 Education and Skills The type of development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is selected for allocation as it would contribute to the district's housing needs within a sustainable settlement which has very good public transport links, no flood risk and good pedestrian access to the train station and bus stops. It is acknowledged that the development of the site would deviate from the established linear settlement form along Station Road, however it is considered that impacts can be suitably mitigated with the application of relevant Local Plan policies and the careful design and siting of development. The site is well enclosed from the wider landscape and countryside to the west by existing woodland, which helps integrate the site into the existing built form of Berwick Station. It is noted that the site falls partially within a BOA and that whilst there may be short term minor negative effects, the application of the relevant Local Plan policies will mitigate these and also provide positive effects over the longer term.

SHELAA Ref: 822/1780

SITE: Land to North-East of Berwick Station, Station Road, Berwick Station

SUMMARY OF RESULTS:	Site No: 822/1780 Name: Land to north-east of Berwick Station, Station Road, Berwick Station																		
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. Mitigation measures are only proposed and secured via condition and S106 for the western part of the site, which has planning permission for 33 dwellings, 3 x shops and 2 x offices. No mitigation measures are proposed for the remainder of the site at present. Other policies within the Local Plan will cover mitigation measures and any development of the wider site will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage.

	• Landscape and townscape • Health and wellbeing • Sustainable transport • Infrastructure
Cumulative Effects	It should be noted that the western part of the site benefits from planning permission under WD/2016/1659/MAJ for 33 (net) dwellings, however this assessment is undertaken for the site as submitted to the SHELAA process, proposing 100 (net) dwellings. Berwick Station is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in Berwick Station. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	It should be noted that the western part of the site benefits from planning permission under WD/2016/1659/MAJ for 33 (net) dwellings, however this assessment is undertaken for the site as submitted to the SHELAA process, proposing 100 (net) dwellings. The site is located within the centre of Berwick Station, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site, therefore, conforms with the overall spatial strategy for development within Wealden as a whole. The western part of the site is within the proposed development boundary. The remainder of the site (east and south) lies outside the proposed development boundary. **Major positive: SO14 Housing; SO15 Health & Wellbeing and SO17 Social Deprivation** Given the scale of the site and the proposed 100 (net) dwellings, it is likely that a significant proportion of affordable homes could be secured as well as development contributions towards playspace. The existing planning permission provides affordable and self-build homes as well as a contribution towards playspace provision and there is no reason to believe this could not be extended to the whole site. Local Plan policies on design and public realm will assist in achieving positive effects on people's quality of life. **Minor positive: SO3 Flood Risk; SO13 Travel & Accessibility and SO20 Education & Skills**. The site is within Flood Zone 1 and is not at risk of fluvial flooding. The south-eastern boundary of the site has some risk from surface water flooding. The western part of the site has had a full Sustainable Drainage Assessment, which demonstrates surface water can be suitably mitigated through SuDS provision. However, this is for a much smaller scale of development than the 100 (net) dwellings proposed. A further Sustainable Drainage Assessment will be needed to confirm the eastern part of the site can be suitably mitigated.

	Due to its central location, the western part of the site benefits from close proximity to the train station and bus stops, and there is good pedestrian access to both. However, the eastern and southern parts of the site are some distance from Station Road and do not currently have any pedestrian or vehicular access. Access would need to be established through the western part of the site. **Major negative: SO10 Landscape & Townscape** The site is classed as having moderate to high sensitivity to development, however the eastern and southern parts of the site, do not relate well to the existing linear settlement pattern of Berwick Station and those parts of the site have a clear visual relationship with the South Downs National Park and wider countryside to the east. These parts of the site would also be more visible from the South Downs National Park. The scheme for the western part of the site with planning permission has been designed to create a central focus in terms of a tightly integrated organic layout, reflecting a typical village centre, with frontage development. This would not be acceptable in landscape or townscape terms for the whole site. **Minor negative: SO1 Climate Change Mitigation; SO4 Water Resources/Quality; SO6 Waste and SO7 Pollution** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. The scale of development proposed for the site could introduce more light pollution to the area as well as air pollution from construction. Despite the site being within a short walking distance of public transport (except for the eastern and southern parts of the site) car use is likely to increase to some degree and in turn increase air pollution. Any development will require an Air Quality Impact Assessment as well as a lighting assessment to mitigate any negative effects.
Selected / Rejected for allocation	The site is rejected for allocation because development here would have a significant adverse effect on the established settlement character of Berwick Station, deviating from the linear built form and moving future residents away from the village centre and public transport links. Development in the east and south of the site would also be highly visible from the South Downs National Park, adversely affecting its setting, and have a clear visual relationship with the wider countryside and BOA to the east. The eastern and southern parts of the site are also at some distance from public transport and whilst pedestrian access would need to be provided from these parts of the site to Berwick Station, it is unlikely that this would discourage people from using their cars.

Appendix A11c Parish: Buxted

SHELAA Ref: 001/3225 **SITE:** Land East of Coopers Green Road, Ringles Cross

SUMMARY OF RESULTS:	Site No: 001/1410 Name: Land east of Coopers Green Road, Ringles Cross																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Landscape and townscape • Health and wellbeing • Sustainable transport • Infrastructure
Cumulative Effects	Ringles Cross itself is an unsustainable settlement however it is within very close proximity to Uckfield is classed as a sustainable settlement in the Settlement Hierarchy. There are a number of sites put forward for development in the vicinity of this site and in Uckfield. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located in close proximity to, and with good public transport access to, Uckfield, which is considered a sustainable settlement according to the settlement hierarchy. The site, therefore, conforms with the overall spatial strategy for development within Wealden as a whole. Given the scale of the proposed development (90-100 net dwellings) it is likely that a significant proportion of affordable homes could be secured as well as development contributions towards infrastructure requirements such as play space, open space and health and wellbeing facilities. As a result, major positive effects are expected for SO14, SO15 and SO17. The site is within Flood Zone 1 and is not at risk of fluvial flooding. There is some risk from surface water flooding in the north and east of the site, however it is likely that this could be suitably mitigated through the application of Local Plan policies. A suitable drainage strategy would need to accompany any planning application. Therefore, minor positive effects are likely for SO3. However, to address climate change adaptation (SO2) in terms of dealing with increased rainfall events and surface water, mitigation measures will need to be identified i.e. SuDS provision and therefore the effects on SO2 are uncertain at this time. The effects on SO7 in terms of pollution are likely to be minor negative in the short to medium term due to increases in air pollution from construction. The scale of development proposed for the site could introduce more light pollution to the area, however the site is close to Uckfield and existing light pollution is likely already present. It is considered that the impacts can be suitably mitigated. The site is less than 50m (less than a 5 min walk) from the nearest bus stop with an 8-10 min bus journey time to Uckfield. Buses are also relatively frequent providing a viable, alternative, sustainable transport option to the private car for potential resident thus helping to reduce air pollution from car use. Overall, a minor positive effect is likely on SO7. Given the proximity of the site to bus stops and the existing and potential for improved pedestrian access to these, together with access to the train station in Uckfield by bus, minor positive effects are expected on SO13 as potential future residents have viable means of public transport within close proximity, facilitating sustainable travel.

	Minor negative effects are expected on SO1 as all development will result in an increase in greenhouse gas emissions. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. Given that the site is proposed for 90-100 (net) dwellings minor negative effects could be experienced on SO4, although impacts could be mitigated through good design and compliance with local plan policies on water efficiency and the management of water resources. This would be in combination with the utility providers South East Water and Southern Water. At present, there is sufficient headroom within the Uckfield Wastewater Treatment Works catchment to accommodate the site, but the treatment works will need to increase capacity towards the end of the plan period if all of the planned growth within the catchment is realised. The woodland and trees within and adjoining the site, the majority of which is Priority Habitat Deciduous Woodland and Ancient Woodland, covers a large proportion of the site and contributes significantly to the green infrastructure network and biodiversity of the site and the wider area. The scale of the proposed development has the potential to have major negative effects on SO8 and SO9 as it is likely to require the removal of a significant area of woodland, although the Ancient Woodland would be legally protected. Extensive mitigation measures would be required, and it is unlikely the scale of development would be viable alongside such mitigation measures. Minor negative effects are also likely on SO11 as the scale of development proposed would likely have an adverse effect on the Grade II* Listed Busted Historic Park and Garden, which covers the northern half of the site. Again however, this could be mitigated through the application of Local Plan policies and careful design and siting of development.
Selected / Rejected for allocation	The proposal for the site is for 90-100 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 20 (net) dwellings and has been proposed for allocation on this basis. The site is in line with the spatial strategy for the district, being well located in terms of its proximity and public transport access to Uckfield, a sustainable settlement. The site is also well contained within the wider landscape, having a low to moderate sensitivity to development. The ancient woodland (and an area of priority habitat deciduous woodland named Views Wood) within the site and adjacent to the site would need to be retained and protected with a suitable buffer as part of any development. This significantly reduces the developable area of the site. This will not only ensure the green infrastructure network and biodiversity of the site are protected and enhanced through appropriate Local Plan policies, but will also maintain the enclosed nature of the site within the wider landscape. The site is adjacent to SHELAA site 291/3225 and both land parcels can be brought forward comprehensively.

SHELAA Ref: 020/1990 **SITE:** Land at Coopers Green, Buxted Road, Five Ash Down

SUMMARY OF RESULTS:	Site No: 020/1990 Name: Land at Coopers Green, Buxted Road, Five Ash Down																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	Five Ash Down is classed as a sustainable settlement despite its lack of services and facilities as it does have a convenience store, open various hours Monday to Sunday, because it is extremely close to Uckfield (another sustainable settlement) and has a very frequent bus service to the town. There are a number of sites put forward for development in the vicinity of this site and in Uckfield. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located within a 5 min walk to Five Ash Down which has a convenience store and very good public transport access to Uckfield. Both Five Ash Down and Uckfield are classed as sustainable settlements in the settlement hierarchy and the site therefore conforms with the overall spatial strategy for development within Wealden as a whole. Given the size of the site and its proposed use for residential development, it is likely that a significant proportion of affordable homes could be secured as well as development contributions towards infrastructure requirements such as play space, open space and health and wellbeing facilities. As a result, major positive effects are expected for SO14, SO15 and SO17. The site is within Flood Zone 1 and is not at risk of fluvial or surface water flooding. It is also outside any area of groundwater concern and is therefore not at risk of groundwater flooding. A suitable drainage scheme would be required as part of any development to manage surface water runoff, particularly as the site slopes down from the north and west to a low point in the southeast corner. Therefore, minor positive effects are likely for SO3. However, to address climate change adaptation (SO2) in terms of dealing with increased rainfall events and surface water, mitigation measures will need to be identified i.e. SuDS provision and therefore the effects on SO2 are uncertain at this time. The effects on SO7 in terms of pollution are likely to be minor negative in the short to medium term due to increases in air pollution from construction. The size of the site and the potential development which could come forward could introduce more light pollution to the area, however it is considered that the impacts can be suitably mitigated through the implementation of relevant Local Plan policies. The site is within 300m, approx. a 5 min walk, of the nearest bus stop with an 8-10 min bus journey time to Uckfield. Buses are frequent, providing a viable, alternative, sustainable transport option to the private car for potential resident thus helping to reduce air pollution from car use. Overall, a minor positive effect is likely on SO7. Given the proximity of the site to a bus stop and the existing and potential for improved pedestrian access, together with access to the train station in Uckfield by bus, minor positive effects are expected on SO13 as potential future residents have viable means of public transport within close proximity, facilitating sustainable travel. Minor negative effects are expected on SO1 as all development will result in an increase in greenhouse gas emissions. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact.

	Although there is no indication of the scale of residential development proposed for the site, the sites size means a significant number of homes could be provided and require water supplies and wastewater services, resulting in a minor negative effect on SO4. It is considered that any impacts could be suitably mitigated through good design and compliance with local plan policies on water efficiency and the management of water resources. This would be in combination with the utility providers South East Water and Southern Water. Minor negative effects are expected on SO11 as development of the site would likely have adverse impacts on the setting of the Grade II* Listed Historic Park and Garden (Buxted Park) to the south of the site and two Grade II Listed Buildings (Coopers Green Farmhouse and Pottery) to the southwest of the site. Mitigation measures and the application of relevant Local Plan policies may be able to address this, although the elevated nature of the site makes this unlikely. Major negative effects are likely on SO10 as the site is located within the countryside to the east of Five Ash Down; is separated from the settlement by agricultural fields and is highly exposed within the wider landscape due to its elevated position. The site has a rural character and any development would be highly visible in the surrounding landscape. It is unlikely, given the sites elevated position and sloping topography, that mitigation measures would be successful. It is considered that residential development in this location would have a detrimental impact on the rural setting and character of Five Ash Down/Coopers Green and upon Buxted Park.
Selected / Rejected for allocation	The site is rejected for allocation. Despite the site's potential to contribute towards the housing need for the district, and its location within close proximity to sustainable settlements and transport, it is considered that residential development in this location would have an unacceptable detrimental impact on the rural setting and character of Five Ash Down/Coopers Green and upon the Grade II* Listed Historic Park and Garden at Buxted Park that cannot be adequately mitigated.

SHELAA Ref: 026/3225

SITE: Land Opposite Roundwood, Coopers Green Road, Ringles Cross

SUMMARY OF RESULTS:	Site No: 026/3225 Name: Land opposite Roundwood, Coopers Gren Road, Ringles Cross																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Health and wellbeing • Sustainable transport • Infrastructure
Cumulative Effects	Ringles Cross itself is an unsustainable settlement however it is within very close proximity to Uckfield, which is classed as a sustainable settlement in the Settlement Hierarchy. There are a number of sites put forward for development in the vicinity of this site and in Uckfield. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located in close proximity to, and with good public transport access to, Uckfield, which is considered a sustainable settlement according to the settlement hierarchy. The site, therefore, conforms with the overall spatial strategy for development within Wealden as a whole. Whilst there are no details of the scale and type of residential development to be brought forward on this site, its development for housing will make a modest contribution to the district's housing requirement and therefore a minor positive effect is expected on SO14. Given the proximity of the site to a bus stop and the existing and potential for improved pedestrian access to it, together with access to the train station in Uckfield by bus, minor positive effects are expected on SO13 as potential future residents have viable means of public transport within close proximity, facilitating sustainable travel. The site is within Flood Zone 1 and is not at risk of fluvial flooding. It also has no existing surface water or groundwater flood risk. Therefore, minor positive effects are likely for SO3. As development of the site would likely introduce some areas of impermeable surfacing, a suitable drainage strategy would need to accompany any planning application. However, to address climate change adaptation (SO2) in terms of dealing with increased rainfall events and surface water, mitigation measures will need to be identified i.e. SuDS provision and therefore the effects on SO2 are uncertain at this time. The effects on SO7 in terms of pollution are likely to be minor negative in the short to medium term due to increases in air pollution from construction. Development of the site could introduce more light pollution to the area; however, the site is close to Uckfield and existing light pollution is likely already present. It is considered that the impacts can be suitably mitigated. The site is within 150m of the nearest bus stop with an 8-10 min bus journey time to Uckfield. Buses are also relatively frequent providing a viable, alternative, sustainable transport option to the private car for potential resident thus helping to reduce air pollution from car use. Overall, a minor positive effect is likely on SO7. Minor negative effects are expected on SO1 as all development will result in an increase in greenhouse gas emissions. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact.

	Whilst there is a lack of detail on the scale of development proposed for the site, any development will increase pressure on water resources and minor negative effects could be experienced on SO4, although impacts could be mitigated through good design and compliance with local plan policies on water efficiency and the management of water resources. This would be in combination with the utility providers South East Water and Southern Water. At present, there is sufficient headroom within the Uckfield Wastewater Treatment Works catchment to accommodate the site, but the treatment works will need to increase capacity towards the end of the plan period if all of the planned growth within the catchment is realised.
Selected / Rejected for allocation	This site is not selected for allocation. The Council's 2022 Playing Pitch and Outdoor Sports Strategy identifies that existing provision in Buxted Parish for grass pitch-based sports in terms of quality and ancillary provision is poor with a latent demand of 1 x Match Equivalent Session (MES) required currently and a greater need is anticipated going forward. The development of this site would result in the loss of a playing field with extant planning use, in a Parish where further provision is required and should not be taken away. No evidence has been submitted by the applicant to demonstrate that the playing pitch could be reprovisioned in an alternative location.

SHELAA Ref: 027/1840 **SITE:** Lower Totease Farm, Framfield Road, Buxted

SUMMARY OF RESULTS:	Site No: 027/1840 Name: Lower Totease Farm, Framfield Road, Buxted																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	Buxted is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around Buxted. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the periphery of Buxted, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site is located within the proposed settlement boundary for Buxted. The site therefore conforms with the overall spatial strategy for development within Wealden as a whole. The site is within Flood Zone 1 and is not at risk of fluvial, surface water or groundwater flooding. A drainage strategy would need to accompany any development scheme to demonstrate that surface runoff can be adequately mitigated, taking account of climate change impacts. Therefore, a minor positive effect is expected on SO3 as surface water flood risk mitigation measures are likely to be possible. The development of this brownfield site represents an efficient use of land and also presents opportunities to add some natural features into the site, helping to restore soil health in conjunction with relevant Local Plan polices. Therefore, a minor positive effect is expected on SO5. Minor positive effects are also expected on SO8 and SO9 as at present there is little in the way of biodiversity and green infrastructure on site. The redevelopment of the site, together with the application of the relevant Local Plan policies, presents opportunities to improve and create habitats for biodiversity, particularly given the need to provide at least 20% BNG on. There are also opportunities to protect and enhance the mature hedgerows and trees on the site's boundaries to improve green infrastructure and connectivity to the wider area. The development of this site for housing would require the existing vehicular/pedestrian access to be widened to gain the visibility splays required to serve a greater quantum of development. If possible, development will be required to extend pedestrian footpaths to the site to improve pedestrian access to Buxted and to the bus stop and train station. Notwithstanding this, the site is within 50m of a bus stop and 400m of the train station, meaning minor positive effects on SO13 as future residents have access to sustainable transport as well as the village centre of Buxted. The proposed development is for a relatively small amount of housing, but this will still contribute towards the district's housing need and so a minor positive effect is expected on SO14. This will be enhanced through the provision of affordable homes. As the site also seeks to potentially retain the existing employment use in some form, minor positive effects are also expected on SO18.

	Minor negative effects are expected on SO1 as all development will result in an increase in greenhouse gas emissions. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact.
Selected / Rejected for allocation	The proposal for the site is for 9 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would be appropriate for up to 10 (net) dwellings and has been proposed for allocation on this basis. The site is in line with the spatial strategy for the district, being well located in terms of its proximity and public transport access to Buxted, a sustainable settlement. The site is also well contained within the wider landscape, having a low to moderate sensitivity to development. The development of the site for housing would need to consider highways improvements for an upgraded vehicular access and provision of new pedestrian access along Framfield Road. Development would also be required to safeguard the vehicular access to the Buxted Recreation Ground located to the southwest of the site. The site may also be required to consider noise generated from the existing business, should this remain following the redevelopment of the site and provide mitigation.

SHELAA Ref: 045/1990 **SITE:** Land at Belfort House, Five Ash Down

SUMMARY OF RESULTS:	Site No: 045/1990 Name: Land at Belfort House, Five Ashdown																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	Five Ash Down is classed as a sustainable settlement despite its lack of services and facilities as it does have a convenience store, open various hours Monday to Sunday, because it is extremely close to Uckfield (another sustainable settlement) and has a very frequent bus service to the town. It is also close to Buxted, another sustainable settlement, although there is no direct bus service to Buxted. There are a number of sites put forward for development in the vicinity of this site and in Uckfield and Buxted. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located within a 5 min walk to Five Ash Down which has a convenience store and very good public transport access to Uckfield. Both Five Ash Down and Uckfield, as well as Buxted, are classed as sustainable settlements in the settlement hierarchy and the site therefore conforms with the overall spatial strategy for development within Wealden as a whole. The current vehicular access from Five Ash Down Road is not considered suitable to serve further residential development of the site. A new vehicular access would need to be gained, potentially from the site to the south which is submitted as site 058/1990. The existing pedestrian access could be improved. Further work would be required. Minor negative effects are expected on SO1 as all development will result in an increase in greenhouse gas emissions. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. The site is within Flood Zone 1 and is not at risk of fluvial or surface water flooding. It is also outside any area of groundwater concern and is therefore not at risk of groundwater flooding. A suitable drainage scheme would be required as part of any development to manage surface water runoff, taking account of the fact the site slopes slightly from north to south. Therefore, minor positive effects are likely for SO3. However, to address climate change adaptation (SO2) in terms of dealing with increased rainfall events and surface water, mitigation measures will need to be identified i.e. SuDS provision and therefore the effects on SO2 are uncertain at this time. In terms of pollution, there are no issues within the district in relation to air quality and air pollution, although this does not mean that air pollution cannot arise in future through development. However, the site is within close proximity of public transport and there is pedestrian access to bus stops along Five Ash Down Road, although the existing pedestrian access to/from the site would need to be improved. This gives people an alternative to the car which could reduce air pollution. The site is also close to existing development and given the size of the site, any potential light pollution is likely to be minimal and could be suitably mitigated with the application of Local Plan policies. There are no watercourses within the proximity of the site and the site is not within a groundwater source protection zone and therefore potential water pollution is likely to be minimal and mitigation measures could be implemented. Therefore, a minor positive effect is expected on SO7.

	Although the site is small, its proposed use for residential development would contribute to the districts housing need within a sustainable location and therefore a minor positive effect is expected on SO14.
Selected / Rejected for allocation	The site is rejected for allocation as it has not been confirmed that a suitable vehicular access can be delivered, and it is not considered that a suitable vehicular access can be achieved via third party land.

SHELAA Ref: 058/1990 **SITE:** Land at The Walled Garden, Five Ash Down

SUMMARY OF RESULTS:	Site No: 058/1990	Name: Land at The Walled Garden, Five Ash Down, TN22 3AJ																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:

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

	• Sustainable transport • Infrastructure
Cumulative Effects	Five Ash Down is classed as a sustainable settlement despite its lack of services and facilities as it does have a convenience store, open various hours Monday to Sunday, because it is extremely close to Uckfield (a higher order sustainable settlement) and has a very frequent bus service to the town. It is also close to Buxted, another sustainable settlement, although there is no direct bus service to Buxted. There are a number of sites put forward for development in the vicinity of this site and in Uckfield and Buxted. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located within a 5 min walk to Five Ash Down which has a convenience store and very good public transport access to Uckfield. Both Five Ash Down and Uckfield, as well as Buxted, are classed as sustainable settlements in the settlement hierarchy and the site therefore conforms with the overall spatial strategy for development within Wealden as a whole. Minor negative effects are expected on SO1 as all development will result in an increase in greenhouse gas emissions. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. It is considered that there could be minor negative effects on S04 given the scale of the proposed development (40 (net) dwellings). However, mitigation measures and the application of Local Plan policies should provide mitigation. The site is within Flood Zone 1 and is not at risk of fluvial or surface water flooding. It is also outside any area of groundwater concern and is therefore not at risk of groundwater flooding. A suitable drainage scheme would be required as part of any development to manage surface water runoff, taking account of the fact the site slopes slightly from north-west to south-west. Therefore, minor positive effects are likely for SO3. However, to address climate change adaptation (SO2) in terms of dealing with increased rainfall events and surface water, mitigation measures will need to be identified i.e. SuDS provision and therefore the effects on SO2 are uncertain at this time. In terms of pollution, there are no issues within the district in relation to air quality and air pollution, although this does not mean that air pollution cannot arise in future through development. However, the site is within close proximity of public transport and there is pedestrian access to bus stops along Five Ash Down Road. This gives people an alternative to the car which could reduce air pollution. The site is with an area of the district considered to be ‘darker’ and given the size of the proposed development this could introduce a degree of light pollution. However, mitigation measures are likely to be achievable. There are no watercourses within the proximity of the site and the site is not within a groundwater source protection zone and therefore potential water pollution is likely to be minimal and mitigation measures could be implemented. Therefore, a minor positive effect is expected on SO7. Given the sites proximity, and good pedestrian access, to public transport it is expected that there would be minor positive effects on SO13 even if there is a degree of car use.

	The site's proposed use for residential development would contribute to the districts housing need within a sustainable location and therefore a minor positive effect is expected on SO14.
Selected / Rejected for allocation	The proposal for the site is for 40 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 20 (net) dwellings and has been proposed for allocation on this basis. The site is within a sustainable location for growth, close to good public transport services and access via public transport to higher order sustainable settlements i.e. Uckfield. The site is also well enclosed within the landscape although any development will need to protect and enhance the boundary vegetation to maintain this enclosure, and is not at risk of flooding from any source, with mitigation possible to manage surface water runoff. An outline planning application for 33 (net) dwellings under reference WD/2021/1419/MAO was recently dismissed at planning appeal in 2023. The principal reason for this decision was the potential impact on the setting of the listed building (Coopers Farmhouse) to the southwest due to the scheme's design and density. The reduced quantum of development should resolve this issue, combined with careful design and siting of development within the site.

SHELAA Ref: 113/1990 **SITE:** Willows Sawmill, Millwood Lane, Five Ash Down

SUMMARY OF RESULTS:	Site No: 113/1990 Name: Willows Saw Mill, Millwood Lane, Five Ash Down																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	Five Ash Down is classed as a sustainable settlement despite its lack of services and facilities as it does have a convenience store, open various hours Monday to Sunday, because it is extremely close to Uckfield (a higher order sustainable settlement) and has a very frequent bus service to the town. It is also close to Buxted, another sustainable settlement, although there is no direct bus service to Buxted. There are a number of sites put forward for development in the vicinity of this site and in Uckfield and Buxted. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the western periphery of Five Ash Down Road and is separated from the main part of the settlement by a large agricultural field to the east. The site is located within a 5 min walk to Five Ash Down which has a convenience store and very good public transport access to Uckfield, but there is no pedestrian connectivity along Millwood Lane. The site is also outside the proposed development boundary for Five Ash Down. It therefore does not conform with the overall spatial strategy for the district. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. **Minor positive effects: SO14 Housing and SO18 Economy & Employment** Given the size of the site, the potential scale of residential development here would make a relatively significant contribution to the districts housing need. The site is proposed for mixed use development, residential and business use, although the type of business use is not specified. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste andSO7 Pollution** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. The site has access to sustainable transport which could help reduce car use and potential air pollution however there is no existing pedestrian access to the bus stop and it is considered that this will not be achievable given the narrowness of Millwood Lane and the inability to widen the road or provide footpaths along it. **No significant effect: SO10 Landscape and Townscape; SO11 Historic & Cultural Heritage; SO19 Town & Village Centre and SO20 Education & Skills**

	The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects
Selected / Rejected for allocation	The site is not taken forward for allocation. Whilst the site is within a short distance of a sustainable settlement and public transport, there is no pedestrian connectivity along Millwood Lane and it is very unlikely that this could be achieved.

SHELAA Ref: 146/1840 **SITE:** Land East of Great Totease Farm, Church Road, Buxted

SUMMARY OF RESULTS:	Site No: 146/1840 Name: Land east of Great Totease Farm, Church Road, Buxted, TN22 4LA																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:

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

	• Sustainable transport • Infrastructure
Cumulative Effects	Buxted is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around Buxted. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Buxted, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site is located within the proposed settlement boundary for Buxted. The site therefore conforms with the overall spatial strategy for development within Wealden as a whole. The site is within Flood Zone 1 and is not at risk of fluvial, surface water or groundwater flooding. A drainage strategy would need to accompany any development scheme to demonstrate that surface runoff can be adequately mitigated, taking account of climate change impacts. Therefore, a minor positive effect is expected on SO3 as surface water flood risk mitigation measures are likely to be possible. Minor positive effects are likely in regard to SO7 due to the fact the site is close to sustainable transport offering alternatives to the car and within walking distance of the village centre of Buxted. However, it is acknowledged that pedestrian access to these requires improvements. Light pollution is likely to be minimal and capable of being mitigated, and the site is within an area already classed as being 'brighter' that the surrounding landscape. The development of this site for housing would require the provision of a new vehicular and pedestrian access via Mead Lane or Iron Plat Lane, however, this is considered as achievable. Notwithstanding this, the site is within 200m of a bus stop and 250m of the train station, meaning minor positive effects on SO13 as future residents have access to sustainable transport as well as the village centre of Buxted. The proposed development is for a reasonable amount of housing which will contribute towards the district's housing need and so a minor positive effect is expected on SO14. This will be enhanced through the provision of affordable homes. The site is also within walking distance, subject to pedestrian access being delivered, of Buxted Village centre and there has access to its services and facilities, having a minor positive effect on SO19. Minor negative effects are expected on SO1 as all development will result in an increase in greenhouse gas emissions. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. Minor negative effects are also expected on SO9 due to the site's location within the River Uck and its Headwaters BOA. However, mitigation measures through the Local Plan policies may lessen any negative effects but this is uncertain at this time. Development is still going to result in the loss of some land within a BOA.

Selected / Rejected for allocation	The site is taken forward for allocation for 20 (net) dwellings as it is in line with the spatial strategy for the district, being well located in terms of its proximity to Buxted, a sustainable settlement, and public transport (bus and train services). The site is also well contained within the wider landscape, having a low to moderate sensitivity to development. The development of the site for housing will need to carefully consider the site's location within the River Uck and its Headwaters BOA and ensure that the priorities and objectives of the BOA are taken into account and appropriate mitigation measures implemented to ensure no net loss of biodiversity and a minimum of 20% biodiversity net gain.

SHELAA Ref: 181/1840 **SITE:** Westbury, Limes Lane, Buxted

SUMMARY OF RESULTS:	Site No: 181/1840 Name: Westbury, Limes Lane, Buxted, TN22 4PA																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:

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

	• Sustainable transport • Infrastructure
Cumulative Effects	Buxted is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around Buxted. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Buxted, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site is located within the proposed settlement boundary for Buxted. The site therefore conforms with the overall spatial strategy for development within Wealden as a whole. Minor negative effects are expected on SO1 as all development will result in an increase in greenhouse gas emissions. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. The development of this site for housing would require the provision of a new vehicular and pedestrian access, which is likely to involve a remodelled Limes Lane/A272 junction. The required junction improvements may potentially impact the economic viability of the site. Notwithstanding this, the site is within 200m of a bus stop and 700m of the train station, as well as being close to the village centre and so theoretically has access to sustainable transport. However, minor negative effects are expected on SO13. The proposed development is for a reasonable amount of housing which will contribute towards the district's housing need and so a minor positive effect is expected on SO14. This will be enhanced through the provision of affordable homes.
Selected / Rejected for allocation	The site is not taken forward for allocation despite its proximity to the centre of Buxted and sustainable transport as the required junction improvements for Limes Lane/A272 are likely to impact the economic viability of the site.

SHELAA Ref: 191/1840 **SITE:** Land to East of Buxted, Pound Green, Buxted

SUMMARY OF RESULTS:	Site No: 191/1840 Name: Land to the east of Pound Green, Buxted, TN22 4PA																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	Buxted is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around Buxted. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Buxted, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site is located adjacent to the proposed settlement boundary for Buxted. The site therefore does not strictly conform with the overall spatial strategy for development within Wealden as a whole. Minor negative effects are expected on SO1 as all development will result in an increase in greenhouse gas emissions. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact.
Selected / Rejected for allocation	The site is not taken forward for allocation due to its relatively rural location and the uncertainty over whether suitable access to the site (vehicular and pedestrian) can be achieved. The current vehicular access for the site onto Limes Lane would be unsuitable for development due to inadequate visibility from Limes Lane onto the A272. Therefore, a significantly improved vehicular access and pedestrian access would be required, which is likely to involve a remodelled Limes Lane/A272 junction which could make any development unviable. The existing vehicular access to the northern part of the site from Pound Green Lane is also unsuitable to serve a greater quantum of development due to the narrow form of Pound Green Lane, which cannot be widened due to third party ownership. The site may be able to achieve a vehicular and pedestrian access from the northern part of the site via the A272, but this would require further investigation. Furthermore, the southern part of the site is unrelated to existing development in the area and development would significantly intrude into the countryside.

SHELAA Ref: 291/3225 **SITE:** Land Behind the Croft, Coopers Green Road, Ringles Cross

SUMMARY OF RESULTS:	Site No291/3225			Name: Land behind the Croft, Coopers Green Road, Ringles Cross, TN22 3AE																
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:

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

	• Sustainable transport • Infrastructure
Cumulative Effects	Ringles Cross itself is an unsustainable settlement however it is within very close proximity to Uckfield is classed as a sustainable settlement in the Settlement Hierarchy. There are a number of sites put forward for development in the vicinity of this site and in Uckfield. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located in close proximity to, and with good public transport access to, Uckfield, which is considered a sustainable settlement according to the settlement hierarchy. The site, therefore, conforms with the overall spatial strategy for development within Wealden as a whole. The site is within Flood Zone 1 and is not at risk of fluvial flooding. There is some risk from surface water flooding in the north and east of the site, however it is likely that this could be suitably mitigated through the application of Local Plan policies. A suitable drainage strategy would need to accompany any planning application. Therefore, minor positive effects are likely for SO3. However, to address climate change adaptation (SO2) in terms of dealing with increased rainfall events and surface water, mitigation measures will need to be identified i.e. SuDS provision and therefore the effects on SO2 are uncertain at this time. The effects on SO7 in terms of pollution are likely to be minor negative in the short to medium term due to increases in air pollution from construction. The scale of development proposed for the site could introduce more light pollution to the area, however the site is close to Uckfield and existing light pollution is likely already present. It is considered that the impacts can be suitably mitigated. The site is less than 50m (less than a 5 min walk) from the nearest bus stop with an 8-10 min bus journey time to Uckfield. Buses are also relatively frequent providing a viable, alternative, sustainable transport option to the private car for potential resident thus helping to reduce air pollution from car use. Overall, a minor positive effect is likely on SO7. Given the proximity of the site to bus stops and the existing and potential for improved pedestrian access to these, together with access to the train station in Uckfield by bus, minor positive effects are expected on SO13 as potential future residents have viable means of public transport within close proximity, facilitating sustainable travel. Minor negative effects are expected on SO1 as all development will result in an increase in greenhouse gas emissions. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. Minor negative effects could be experienced on SO4, although impacts could be mitigated through good design and compliance with local plan policies on water efficiency and the management of water resources. This would be in combination with the utility providers South East Water and Southern Water. At present, there is sufficient headroom within the Uckfield Wastewater Treatment Works catchment to accommodate the site but the treatment works will need to increase capacity towards the end of the plan period if all of the planned growth within the catchment is realised.

	The woodland and trees within and adjoining the site, the majority of which is Priority Habitat Deciduous Woodland and Ancient Woodland, covers a large proportion of the site and contributes significantly to the green infrastructure network and biodiversity of the site and the wider area. Development has the potential to have minor negative effects on SO9 as it is likely to require the removal of a significant area of woodland, although the Ancient Woodland would be legally protected.. Minor negative effects are also likely on SO11 as the scale of development proposed would likely have an adverse effect on the Grade II* Listed Busted Historic Park and Garden, which covers the northern half of the site. Again however, this could be mitigated through the application of Local Plan policies and careful design and siting of development.
Selected / Rejected for allocation	The proposal for the site is for 20 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 15 (net) dwellings and has been proposed for allocation on this basis. The site is in line with the spatial strategy for the district, being well located in terms of its proximity and public transport access to Uckfield, a sustainable settlement. The site is also well contained within the wider landscape, having a low to moderate sensitivity to development. Development on this site would require the provision of additional landscape buffers to protect and reinforce the landscape structure of the site, and to protect ancient woodland and the setting of the historic park and garden (Buxted Park) that sits to the east of the site. This will result in a reduced developable area. This will not only ensure the green infrastructure network and biodiversity of the site are protected and enhanced through appropriate Local Plan policies but will also maintain the enclosed nature of the site within the wider landscape. The site is adjacent to SHELAA site 001/3225 and both land parcels can be brought forward comprehensively.

SHELAA Ref: 635/1990 **SITE:** Land at Millcroft, Five Ash Down

SUMMARY OF RESULTS:	Site No: 635/1990 Name: Land at Millcroft, Five Ashdown, TN22 3AJ																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:

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

	• Sustainable transport • Infrastructure
Cumulative Effects	Five Ash Down is classed as a sustainable settlement despite its lack of services and facilities as it does have a convenience store, open various hours Monday to Sunday, because it is extremely close to Uckfield (another sustainable settlement) and has a very frequent bus service to the town. It is also close to Buxted, another sustainable settlement, although there is no direct bus service to Buxted. There are a number of sites put forward for development in the vicinity of this site and in Uckfield and Buxted. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located within a 5 min walk to Five Ash Down which has a convenience store and very good public transport access to Uckfield. Both Five Ash Down and Uckfield, as well as Buxted, are classed as sustainable settlements in the settlement hierarchy and the site therefore conforms with the overall spatial strategy for development within Wealden as a whole, although pedestrian access to the site does not currently exist but could potentially be provided via Site 058/1990 which adjoins the site's southern boundary. The current vehicular access from Five Ash Down Road is not considered suitable to serve further residential development of the site. A new vehicular access would need to be gained, potentially from site 058/1990. Minor negative effects are expected on SO1 as all development will result in an increase in greenhouse gas emissions. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. It is considered that there could be minor negative effects on S04 given the scale of the proposed development (17 (net) dwellings). However, mitigation measures and the application of Local Plan policies should provide mitigation. In terms of pollution, there are no issues within the district in relation to air quality and air pollution, although this does not mean that air pollution cannot arise in future through development. However, the site is within close proximity of public transport and if pedestrian access to / from the site can be provided, this would give people an alternative to the car which could reduce air pollution. The site is also close to existing development and given the size of the site, any potential light pollution is likely to be minimal and could be suitably mitigated with the application of Local Plan policies. There are no watercourses within the proximity of the site and the site is not within a groundwater source protection zone and therefore potential water pollution is likely to be minimal and mitigation measures could be implemented. Therefore, a minor positive effect is expected on SO7. Although the site is small, its proposed use for residential development would contribute to the districts housing need within a sustainable location and therefore a minor positive effect is expected on SO14.

Selected / Rejected for allocation	The site is not taken forward for allocation as the site as submitted does not have appropriate vehicular and pedestrian access without the use of third-party land and it has not been confirmed that a suitable vehicular and pedestrian access can be delivered.

SHELAA Ref: 744/1840 **SITE:** Land at Holly Farm, Station Road, Buxted

SUMMARY OF RESULTS:	Site No: 744/1840	Name: Land at Holly Farm, Station Road, Buxted, TN22 4DP																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	Buxted is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around Buxted. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the periphery of Buxted, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The western part of the site lies within the proposed settlement boundary for Buxted and the eastern part lies adjacent. The site therefore conforms with the overall spatial strategy for development within Wealden as a whole. **Major positive: None** **Minor positive: SO7 Pollution; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO13 Travel & Accessibility; SO14 Housing; SO15 Health & Wellbeing and SO19 Town & Village Centres** Due to the site's proximity and access to public transport, this should help to reduce air pollution through the provision of alternatives to the car. Light pollution could be an issue, but the majority of the site is within a 'brighter' area and therefore mitigation measures should be achievable. The proposals for the site include 500m2 of green infrastructure which could also contribute to site biodiversity. Development would need to carefully consider the priorities and objectives of the River Uck and its Headwaters BOA and ensure mitigation measures are implemented to avoid any harm and to enhance habitats where possible. It is likely through application of Local Plan policies and the 500m2 of green infrastructure that benefits can be achieved. The site is within a few meters of a bus stop and 50m of the train station, meaning future residents have access to sustainable transport as well as the village centre of Buxted. The proposed development for 60 (net) dwellings will contribute towards the district's housing need. However, development will require the provision of a new vehicular access from Coopers Green Road to the north, and it is considered that this is achievable. Pedestrian footpaths would also be required on the southern side of Coopers Green Road to improve pedestrian connectivity to the facilities and services available in Buxted to the east. As the site is proposing 500m2 of green infrastructure, this could help improve access to nature for people, depending on the type of provision. Contributions towards other health and wellbeing enhancements / provision may also be achievable given the scale of development. As the site is within a 7-minute walk on the services and facilities in Buxted village centre, minor positive effects are expected on S019 as well, which will be enhanced through footpath provision on the south side of Cooers Green Road.

	Major negative: None **Minor negative: SO1 Climate Change Mitigation; SO4 Water Resources/Quality; SO6 Waste and SO10 Landscape & Townscape** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. The scale of the proposed development will place pressure on water supplies. Work would need to be undertaken in consultation with the water provider and mitigation should be achievable through application of Local Plan policies. In terms of landscape, the site is within a largely rural area and development would introduce significant built form. Due to the topography of the site, any development on the eastern field would have a significant impact upon the setting of the Grade II* listed Buxted Park that lies to the southwest of the site. Development of the western field would not be visible from Buxted Park, and therefore development could be suitable in this location. **No significant effect: SO18 Economy & Employment** The type of development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects
Selected / Rejected for allocation	The proposal for the site is for 60 dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 20 dwellings in the western part of the site and has been proposed for allocation on this basis. The site is in general conformity with the overall spatial strategy for the district, being well located in terms of its proximity to public transport and the services and facilities in Buxted, a sustainable settlement. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development, as it is separated from the settlement edge and retains some sense of rurality and tranquillity, albeit that the site does lie in close proximity to the A272. The site is however within close proximity to the railway station at Buxted and the services and amenities along the settlement's High Street, as well as education facilities to the west. The eastern part of the site is readily visible from Buxted Park (a Grade II* listed park and garden) as the land is raised here. Development would not therefore be suitable in this part of the site and the developable area has been reduced for this reason and this is justified within the SHELAA assessment for the site. The western part of the site nearest to the electrical substation owing to its topography, is not readily visible from Buxted Park and therefore limited, low lying residential development would be suitable in this area of the site as concluded within the SHELAA and by this SA assessment. It is considered that the site can provide a vehicular access on the A272, given that the road has good alignment, and that pedestrian access can be improved through provision of a footpath along the south side of Coopers Green Road or safe

	pedestrian crossing across the road. Development of the site will need to consider potential odour nuisance from the Buxted Wastewater Treatment Works and provide suitable mitigation. Development will also need to carefully consider the priorities and objectives of the BOA within which the site is located and ensure mitigation measures are implemented to avoid any harm and to enhance habitats where possible.

SHELAA Ref: 975/3225

SITE: Land Opposite Roundwood, Coopers Green Road, Ringles Cross

SUMMARY OF RESULTS:	Site No: 975/3225 Name: Land opposite Roundwood, Coopers Green Road, Ringles Cross, TN22 1HB																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Health and wellbeing • Sustainable transport • Infrastructure
Cumulative Effects	Ringles Cross itself is an unsustainable settlement however it is within very close proximity to Uckfield, which is classed as a sustainable settlement in the Settlement Hierarchy. There are a number of sites put forward for development in the vicinity of this site and in Uckfield. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located in close proximity to, and with good public transport access to, Uckfield, which is considered a sustainable settlement according to the settlement hierarchy. The site, therefore, conforms with the overall spatial strategy for development within Wealden as a whole. Minor negative effects are expected on SO1 as all development will result in an increase in greenhouse gas emissions. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. Development will increase pressure on water resources and minor negative effects could be experienced on SO4, although impacts could be mitigated through good design and compliance with local plan policies on water efficiency and the management of water resources. This would be in combination with the utility providers South East Water and Southern Water. At present, there is sufficient headroom within the Uckfield Wastewater Treatment Works catchment to accommodate the site but the treatment works will need to increase capacity towards the end of the plan period if all of the planned growth within the catchment is realised. The effects on SO7 in terms of pollution are likely to be minor negative in the short to medium term due to increases in air pollution from construction. Development of the site could introduce more light pollution to the area; however, the site is close to Uckfield and existing light pollution is likely already present. It is considered that the impacts can be suitably mitigated. The site is within 150m of the nearest bus stop with an 8-10 min bus journey time to Uckfield. Buses are also relatively frequent providing a viable, alternative, sustainable transport option to the private car for potential resident thus helping to reduce air pollution from car use. Overall, a minor positive effect is likely on SO7. Given the proximity of the site to a bus stop and the existing and potential for improved pedestrian access to it, together with access to the train station in Uckfield by bus, minor positive effects are expected on SO13 as potential future residents have viable means of public transport within close proximity, facilitating sustainable travel. The residential development of this site for the scale proposed will make a modest contribution to the district's housing requirement and therefore a minor positive effect is expected on SO14.

	Given the size of the proposed development, it is considered there would be minor positive effects on SO15 through contributions to health and wellbeing enhancements.
Selected / Rejected for allocation	The proposal for the site is for 20-25 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 20 (net) dwellings and has been proposed for allocation on this basis. The site is in line with the spatial strategy for the district, being well located in terms of its proximity, and public transport access, to Uckfield a sustainable settlement. The site is also well contained within the wider landscape, having a low to moderate sensitivity to development, however development would require the provision of substantial landscape buffers to protect and reinforce the landscape structure of the site, particularly on the roadside. The existing vehicular/pedestrian access onto Coopers Green Road would require significant upgrading or a new vehicular access would be required to serve residential development, but this is considered possible. The site would be required to provide footpaths to the site on the eastern side of Coopers Green Road to improve pedestrian connectivity to Uckfield to the south. The site may also be able to achieve a suitable vehicular/pedestrian access via the land to the south which has been assessed under 026/1990. The design and layout of any scheme would need to reflect its sensitive location. Woodland within the site would need to be retained and a suitable buffer created between any future development and the area of ancient woodland to the east. Development would also need to carefully consider the priorities and objectives of the BOA and ensure mitigation measures are implemented to avoid any harm and to enhance habitats where possible.

SHELAA Ref: 1005/1410 **SITE:** Land at Mockbeggar Farm, London Road, Uckfield

SUMMARY OF RESULTS:	Site No: 1005/1410 Name: Land at Mockbeggar Farm, London Road, Uckfield, TN22 1HF																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	Ringles Cross itself is an unsustainable settlement however it is within very close proximity to Uckfield, which is classed as a sustainable settlement in the Settlement Hierarchy. There are a number of sites put forward for development in the vicinity of this site and in Uckfield. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located in close proximity to, and with good public transport access to, Uckfield, which is considered a sustainable settlement according to the settlement hierarchy. The site, therefore, conforms with the overall spatial strategy for development within Wealden as a whole. Minor negative effects are expected on SO1 as all development will result in an increase in greenhouse gas emissions. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. The proposed quantum of development will significantly increase pressure on water resources and major negative effects could be experienced on SO4, although impacts could be mitigated through good design and compliance with local plan policies on water efficiency and the management of water resources. This would be in combination with the utility providers South East Water and Southern Water. At present, there is sufficient headroom within the Uckfield Wastewater Treatment Works catchment to accommodate the site, but the treatment works will need to increase capacity towards the end of the plan period if all of the planned growth within the catchment is realised. The effects on SO7 in terms of pollution are likely to be minor negative in the short to medium term due to increases in air pollution from construction. Development of the site could introduce more light pollution to the area; however, the site is close to Uckfield and existing light pollution is likely already present. It is considered that the impacts can be suitably mitigated. The site is within 250m of the nearest bus stop with an 8-10 min bus journey time to Uckfield. Buses are also relatively frequent providing a viable, alternative, sustainable transport option to the private car for potential resident thus helping to reduce air pollution from car use. Overall, a minor positive effect is likely on SO7. Given the proximity of the site to a bus stop and the existing and potential for improved pedestrian access to it, together with access to the train station in Uckfield by bus, minor positive effects are expected on SO13 as potential future residents have viable means of public transport within close proximity, facilitating sustainable travel. The residential development of this site for the scale proposed will make a significant contribution to the district's housing requirement, which would be enhanced through provision of affordable and custom/self-build homes, and therefore a major positive effect is expected on SO14.

	Given the size of the proposed development, it is considered there would be major positive effects on SO15 through contributions to health and wellbeing enhancements.
Selected / Rejected for allocation	The proposal for the site is for 108 (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 60 (net) dwellings and has been proposed for allocation on this basis The site is in line with the spatial strategy for the district, being well located in terms of its proximity and public transport access, to Uckfield a sustainable settlement. The site is also within a short walking distance of Uckfield's urban boundary. The site is also well contained within the wider landscape, having a low to moderate sensitivity to development, however development would require the strengthening of landscape buffers to the east and north to protect existing residential development. Round Wood to the southeast of the site (to the east of the field fronting onto London Road and to the south of the field behind the properties that face on Five Ash Down (road)) is ancient woodland. Suitable buffers would be required between any new development and the ancient woodland, which significantly reduces the site's developable area. The existing access is through the farmyard; however, this is not included in the SHELAA application and therefore the development will need a new access from London Road that would require a transport assessment (particularly given the speed limit of 60mph along this part of the roadway) and some removal of the existing vegetation to the London Road boundary. However, it is considered that the site can achieve a new access onto London Road. Development of the site will need to provide suitable measures to facilitate pedestrian access to public transport and Uckfield either via new footpaths on the east side of London Road or the provision of a crossing point to the west side of London Road. Development will need to seek to retain and enhance the trees and hedgerows on the site boundaries and within the site, to maintain and enhance the green infrastructure network and improve biodiversity.

SHELAA Ref: 1102/1840 **SITE:** Land to the North of the A272, West of Buxted

SUMMARY OF RESULTS:	Site No: 1102/1840 Name: Land to the north of the A272, west of Buxted, TN22 4BB																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	Buxted is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around Buxted. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the periphery of Buxted, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies wholly within the proposed settlement boundary for Buxted and is in close proximity, and walking distance, of public transport, services and facilities. The site therefore conforms with the overall spatial strategy for development within Wealden as a whole. Given the scale of the proposed development, major negative effects are likely on SO4 in terms of water use as this will place pressure on water supplies. Work would need to be undertaken in consultation with the water provider and mitigation through water efficient development would be required, alongside the relevant Local Plan policies. Major negative effects are also expected on SO10 as development of this scale would introduce significant built form into a still largely rural and tranquil area, given the site's location to the west of Buxted and the railway line, which separates the site from the settlement and affords it a more rural setting. Minor negative effects are expected on SO1 as all development will result in an increase in greenhouse gas emissions. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. Minor negative effects are expected on SO7 as development of this scale is likely to introduce light pollution to an area considered to be 'darker' although mitigation should lessen this to some degree. And whilst the site is in close proximity to public transport, the sheer scale of the proposed development is likely to result in an increase in car use and potential negative effects on air pollution. Again, mitigation could reduce these impacts, but residual negative effects are likely to remain. Minor negative effects are expected on SO9 as the site is likely to have significant biodiversity value that cannot necessarily be fully mitigated. It is wholly within a BOA, has ancient woodland and Priority Habitat Deciduous woodland adjoining its boundaries and development of this scale would negatively impact a large area within the BOA. Some mitigation through Local Plan policies may be possible but residual negative effects will remain. The main constraint to the site is the setting of designated heritage assets, with three listed buildings (Linden House, The Mill House and The Old Mill) to the southeast of the site, a single listed grade II* listed building (Harrock House) to the northwest and Buxted park that is a grade II* listed park and garden located to the south of the site. The design and delivery of residential development on this site is dependent on the impact on these heritage assets, particularly to the northwest as this is on higher

	ground. However, development on the western part of the site would likely have an impact upon the setting of Harrock House that could not be mitigated, although this impact lessens as the site moves towards the east as this part of the site is on lower ground. Given the scale of the development proposed and acknowledging the lack of a detailed scheme at this time, the impacts on SO11 are considered to be minor negative given the potential for significant harm to the setting of the heritage assets, particularly in the west of the site. Minor opposite effects are expected on SO15 given the size of the proposed development, but lack of provision of health and wellbeing facilities, through contributions to health and wellbeing enhancements. Despite the site's rural appearance, the site is located within a safe walking distance of a primary school (to the west) and Buxted Rail Station, a GP practice and other amenities (including a convenience store and several public houses) to the east as well as public transport in the form of buses. Therefore, major positive effects are expected on SO13 and SO19 as future residents will be able to access sustainable transport and walk to the village centre of Buxted. The proposed development for 150 - 200 (net) dwellings, with 10% affordable will significantly contribute towards the district's housing need and so a major positive effect is expected on SO14. However, the affordable housing contribution is below the district's policy requirement of 35% and so other benefits i.e., contributions to sustainable transport provision or health and wellbeing provision (open space) will be required.
Selected / Rejected for allocation	The site is not taken forward for allocation as it is considered the significant harm development of this scale would cause to the heritage assets cannot be suitably mitigated. The scale of development is also considered unsuitable for the site, which is located to the west of Buxted and the railway line, which separates the site from the settlement and affords it a more rural setting.

SHELAA Ref: 1154/1840

SITE: Land North of A272, Adjacent to Brown Heath House, Pound Green, Buxted

SUMMARY OF RESULTS:	Site No: 1154/1840 Name: Land North of A272, Adjacent to Brown Heath House, Pound Green, Buxted																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Health and wellbeing • Sustainable transport • Infrastructure
Cumulative Effects	Buxted is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around Buxted. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Buxted, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site is located outside but adjacent to the proposed settlement boundary for Buxted. Minor negative effects are expected on SO1 as all development will result in an increase in greenhouse gas emissions. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. The site is within 200m of a bus stop and 700m of the train station, as well as being close to the village centre, and has pedestrian links via footpaths on the south side of the A272. Future residents would have to cross the road to reach them but development could contribute to improvements. and so theoretically has access to sustainable transport. Therefore, minor positive effects are expected on SO13. The proposed development is for a small number of self-build homes, but this will still contribute towards the district's housing need and so a minor positive effect is expected on SO14.
Selected / Rejected for allocation	The site is not taken forward for allocation despite its proximity to the centre of Buxted and sustainable transport as whilst it is well screened by the dense woodland and shrubbery, this would make it difficult to provide a suitable vehicular access to the site through the mature tree row. The visibility for any potential access for the site is also poor, particularly given the junction configuration at Limes Cross/A272 just to the west of the site. The site is located on the eastern fringe of Buxted, where there would not be the opportunity to improve the connectivity between the village centre and the site, given the scale of the proposed development.

SHELAA Ref: 1199/1990 **SITE:** Land East of Five Ash Down Road, Five Ash Down

SUMMARY OF RESULTS:	Site No: 1199/1990 Name: Land east of Five Ash Down Road, Five Ash Down, TN22 3EF																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:

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

	• Sustainable transport • Infrastructure
Cumulative Effects	Five Ash Down is classed as a sustainable settlement despite its lack of services and facilities as it does have a convenience store, open various hours Monday to Sunday, because it is extremely close to Uckfield (another sustainable settlement) and has a very frequent bus service to the town. It is also close to Buxted, another sustainable settlement, although there is no direct bus service to Buxted. There are a number of sites put forward for development in the vicinity of this site and in Uckfield and Buxted. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located just over 0.5 miles (approx. 12-minute walk) from Five Ash Down, where there is a convenience store and very good public transport access to Uckfield, a sustainable settlement within the settlement hierarchy. However, there is no safe pedestrian access along the A26 at present. Minor negative effects are expected on SO1 as all development will result in an increase in greenhouse gas emissions. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. Minor negative effects are expected on SO9 as the sheer quantum of development proposed has the potential to significantly harm the sites existing biodiversity, but some degree of mitigation is likely achievable through the application of relevant Local Plan policies. The quantum of development will place significant pressure on water supply and wastewater infrastructure and therefore major negative effects are expected on SO4. Close working with the water providers Southern Water and Southeast Water will be required. Mitigation may be possible to a degree through water efficiency measures in new build, but pressures will remain. Major negative effects are also expected on SO7 due to the quantum of development and the lack of pedestrian access to sustainable transport meaning car dependency is likely and therefore a potential increase in air pollution. If access to sustainable transport can be resolved this may work to mitigate impacts as the site is only a short bus journey via a very frequent service to Uckfield. Development of this scale will have a major negative effect on SO10 as the site occupies a highly prominent position within a semi-rural landscape and would be highly visible within the wider countryside and would have a detrimental impact upon the countryside landscape to the northeast of Five Ash Down. The proposed development would also be of a significant scale (particularly when coupled with the recently completed residential site to the west) and would be at odds with the largely linear settlement pattern of Five Ash Down.

	In terms of SO11, major negative effects are expected as the quantum of development proposed would impact upon the historic setting of Bevingford and barn to west of Bevingford Grade II Listed Buildings, which it is considered cannot be adequately mitigated. The proposed quantum of development would significantly contribute to the housing needs of the district, and this would be enhanced by the provision of affordable homes, Lifetime Homes and self-build / custom plots, detail of which are currently lacking. Therefore, significant positive effects are expected on SO14. Whilst the site is not proposing and health and wellbeing improvements, the scale of development mean it is likely that developer contributions towards such provision / enhancement could be achieved and therefore a major positive effect is expected on SO15.
Selected / Rejected for allocation	The site is not taken forward for allocation as it would be of a significant scale (particularly when coupled with the recently completed residential site to the west) and would be at odds with the largely linear settlement pattern of Five Ash Down. The development of this site would also have a detrimental impact upon the countryside landscape to the northeast of Five Ash Down and would adversely impact upon the historic setting of two Grade II Listed Buildings (Bevingford and barn to west of Bevingford). It is considered that these issues cannot be suitably mitigated given the prominent position of the site and its visibility within the wider landscape. A new or significantly upgraded vehicular and pedestrian access to the site from Five Ash Down Road would also require consideration, including the provision of pedestrian footways. The site may have difficulty in terms of achieving a suitable vehicular access, given the speed of the road (50 mph speed limit), the bend of the A26 and the undulating topography as it moves northwards, which may also affect visibility splays. The site would likely be able to achieve pedestrian connectivity to Five Ash Down via new footpaths on the east side of the A26, however, this would likely require the removal of significant vegetation and therefore it is uncertain if this would be achievable.

Appendix A11d Parish: Chalvington with Ripe

SHELAA Ref: 345/3230 **SITE:** Follengers Field, Church Lane, Ripe

SUMMARY OF RESULTS:	Site No: 345/3230 SITE: Follengers Field, Church Lane, Ripe																			
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. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing

	• Sustainable transport • Infrastructure
Cumulative Effects	Ripe is classed as an unsustainable settlement as it has limited services and facilities, as well as a poor public transport service, therefore, requiring travel by private motor vehicle for health care, education and shopping. The site does not currently benefit from planning permission nor any application for development. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is situated between the Ripe village centre and the Church Farm farmyard, Ripe is an unsustainable settlement according to the settlement hierarchy. The site has no access to public transport and require the use of a private motor vehicle to access services and facilities in Hailsham, Lewes or Polegate. The site promotor has proposed a residential development (35-45 net dwellings) in this rural location, which would make a positive contribution to the district's housing needs. No significant effects are also identified for biodiversity as the short-term negative effects will be alleviated when mitigation measures in line with Local Plan policies are implemented, such as biodiversity net gain and green/blue infrastructure. The site is within Flood Zone 1, and there is no surface water flood risk on the site. A suitable drainage strategy would need to accompany any planning application. Therefore, no significant effects are likely for SO3. However, to address climate change adaptation (SO2) in terms of dealing with increased rainfall events and surface water, mitigation measures will need to be identified i.e. SuDS provision and therefore the effects on SO2 are uncertain at this time. The development of the site would result in a minor negative effects with regards to historic and cultural heritage as the grade II* listed Eckington Manor is situated adjacent to the southeast of the site and several other listed buildings within the village of Ripe and the site is within the Ripe conservation area, therefore, should this site come forward for development the setting of these heritage assets will need to be considered within the design of any scheme. Furthermore, the site is within an area of archaeological interest and any development would require an archaeological impact assessment. Therefore, the minor negative effects are likely for SO11. It is likely that there will be no significant effect on the economy and employment as whilst short term jobs may be created in construction, the site is not proposing to provide any employment floorspace. In terms of education, it is considered there will be no significant effect as there is sufficient educational capacity within the area to accommodate projected growth. Minor negative effects have been identified in relation to climate change mitigation as development is always going to produce some degree of emissions. However, any impacts will be reduced, as far as possible, through the implementation of the relevant

	Local Plan policies. Minor negative effects have also been identified for waste as this will increase as a result of development, although suitable mitigation and the implementation of the relevant Local Plan policies should reduce the impacts. Furthermore, the residential development on the site would have minor negative effects on pollution, without extensive mitigation being implemented. Minor negative effects have also been identified with regards to landscape and townscape as the site lies within a rural location surrounded by open countryside and is not well enclosed from the wider landscape to the north. The site also contributes to the rural character of Ripe and the sites setting, mature field boundaries as well historic field patterns and the sites location within the Ripe conservation area. However, the implementation of the relevant Local Plan policies should reduce the impacts. No significant effects are also likely against SO19 as although Uckfield is classed as a sustainable settlement in the settlement hierarchy as it is a larger centre, the site is a considerable distance from the facilities town centre and the only way to travel from the site is either via private motor vehicle or public buses. Additionally, the health services and facilities within Uckfield, mean that the clinical area working at 86% of existing capacity and therefore development of the site would have no significant effect against SO15. As things stand minor negative effects are likely against SO13 as a new improved vehicle access will need to be provided for the site and provide pedestrian connectivity along Church Lane. Furthermore, the narrow nature of the highway in this location results in one-way traffic and will require a further detailed transport assessment on the impact on impact of development on the town centre and local highway network. There are several uncertain effects including the water resource/quality. Further detail is required to understand what scale of development could be accommodated and whether appropriate mitigation measures can be provided. Other uncertain effects are due to a lack of information at this stage with regards to any development of the site and the fact that other Local Plan policies will influence the effects.
Selected / Rejected for allocation	The site is rejected for allocation because development here would have a significant adverse effect on the established settlement character of Ripe, the surrounding listed buildings and the Ripe conservation area. Additionally, the poor public transport services for Ripe will require the use of private motor vehicles to access services and facilities due to the limited availability of these within the village. The whole site would not be suitable for housing development, as it would be out of scale and character with the village. However, development along the frontage part of the site along Church Lane may be suitable as sufficient scope exists to mitigate any impact development would have on the wider landscape. The site would be required to take into consideration constrains in regards to the Public Right of Way along the western boundary of the site.

Appendix A11e Parish: Chiddingly

SHELAA Ref: 220/3090 **SITE:** The Crofters and The Old Depot, Golden Cross, Lower Dicker

SUMMARY OF RESULTS:	Site No: 220/3090 SITE: The Crofters and The Old Depot, Golden Cross, Lower Dicker																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

Summary	The site is isolated and detached from Chiddingly, an unsustainable settlement according to the settlement hierarchy, and does not relate to any other sustainable settlement. The site has poor access to services and facilities and any future residents of this site would need to travel to Hailsham and further afield, by either public transport or private car, to access these. The site lies outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden as a whole as it is isolated from any sustainable settlement. **Major positive effects: None** **Minor positive effects: SO9 Biodiversity and SO14 Housing** The site promotor has proposed a residential development (20 net dwellings), which would make a positive contribution to the district's housing needs. However, the details are lacking as to any affordable housing provision etc. Additionally, as the Local Plan policies are implemented for biodiversity mitigation methods there is potential for biodiversity net gain. **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution, SO10 Landscape & Townscape and SO15 Health and Wellbeing** All development will result in an increase in greenhouse gas emissions and waste production, additionally the scale of the proposed development will have negative impact upon the views of the mature boundaries and views toward the South Downs National Park. Although, the application of Local Plan policies should mitigate any negative impacts. Furthermore, the lack of health services and facilities within Chiddingly, together with the clinical area working at 72% of existing capacity, and the accessibility issues with reaching services in Hailsham means it is likely that there will be minor negative effects against, although the provision of a health hub could help towards some degree of mitigation. **No significant effect: SO11 Historic & Cultural Heritage, SO18 Economy & Employment, SO19 Town & Village Centres and SO20 Education & Skills** The scale of proposed development and the site's location mean no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has not been taken forward for allocation because the site is detached from any settlement as well as services and facilities, together with increasing pressure on the existing capacity of the clinical area. Furthermore, as there has been no proposal for landscaping mitigation that would limit the impact that developing the site of views from the South Downs National Park.

SHELAA Ref: 802/3090 **SITE:** Land to the Rear of Terra, The Dicker, Lower Dicker

SUMMARY OF RESULTS:	Site No: 802/3090 SITE: Land to the rear of Terra, The Dicker, Lower Dicker																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Chiddingly is not classed as a sustainable settlement as it is considered to be a residential settlement within the Council's settlement hierarchy, it has limited services and facilities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is isolated and detached from Chiddingly, an unsustainable settlement according to the settlement hierarchy, and does not relate to any other sustainable settlement. The site has poor access to services and facilities and any future residents of this site would need to travel to Hailsham and further afield, by either public transport or private car, to access these. The site lies

	outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden as a whole as it is isolated from any sustainable settlement. **Major positive effects: None** **Minor positive effects: SO9 Biodiversity and SO14 Housing** The site promotor has proposed a residential development (40 net dwellings), which would make a positive contribution to the district's housing needs. However, the details are lacking as to any affordable housing provision etc. Additionally, as the Local Plan policies are implemented for biodiversity mitigation methods there is potential for biodiversity net gain. **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution, and SO15 Health and Wellbeing** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impacts. Furthermore, the lack of health services and facilities within Chiddingly, together with the clinical area working at 72% of existing capacity, and the accessibility issues with reaching services in Hailsham means it is likely that there will be minor negative effects against, although the provision of a health hub could help towards some degree of mitigation. **No significant effect: SO10 Landscape and Townscape, SO11 Historic & Cultural Heritage, SO18 Economy & Employment, SO19 Town & Village Centres and SO20 Education & Skills** The scale of proposed development and the site's location mean no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has not been taken forward for allocation because the site is detached from any settlement as well as services and facilities, together with increasing pressure on the existing capacity of the clinical area. Furthermore, as the site would need to come forward in conjunction with development on neighbouring land to provide a suitable vehicular access through third-party land.

SHELAA Ref: 880/3090 **SITE:** Marigolds Farm, Nash Street, Lower Dicker

SUMMARY OF RESULTS:	Site No: 880/3090 SITE: Marigolds Farm, Nash Street, Lower Dicker																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Chiddingly is not classed as a sustainable settlement as it is considered to be a residential settlement within the Council's settlement hierarchy, it has limited services and facilities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is isolated and detached from Chiddingly, an unsustainable settlement according to the settlement hierarchy, and does not relate to any other sustainable settlement. The site has poor access to services and facilities and any future residents of this site would need to travel to Hailsham and further afield, by either public transport or private car, to access these. The site lies

	outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden as a whole as it is isolated from any sustainable settlement. **Major positive effects: SO18 Economy & Employment** The site promotor has proposed a employment development (31,725m^2 net employment floorspace), which would make a positive contribution to the district's employment floorspace needs. However, the details are lacking as to the type of employment floorspace provided etc. **Minor positive effects: None** **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution, SO13 Travel & Accessibility and SO19 Town & Village Centres** 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. Furthermore, the setting of the two PRoW that travel through the site is at risk due to the proposed development of employment floorspace on the site. **No significant effect: SO10 Landscape and Townscape, SO11 Historic & Cultural Heritage, SO14 Housing, SO15 Health &Wellbeing and SO20 Education & Skills** The scale of proposed development and the site's location mean no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has not been taken forward for allocation because the site is detached from any settlement as well as services and facilities, together with potential impact upon the setting of the two PRoW that pass through the site. Furthermore, as the site would need to come forward in conjunction with development on neighbouring land to provide a suitable vehicular access through third-party land. Furthermore, a new access directly onto the A22 would not be achievable due to the speed of the highway in this location, therefore the site would need to seek the potential for coming forward in conjunction with the adjacent site to the west (1137/3090). However, this would require substantial improvement works to the existing access as it is currently a field gate.

SHELAA Ref: 888/3090 **SITE:** Land at Marigolds Farm, Nash Street, Lower Dicker

SUMMARY OF RESULTS:	Site No: 888/3090 SITE: Land at Marigolds Farm, Nash Street, Lower Dicker																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Chiddingly is not classed as a sustainable settlement as it is considered to be a residential settlement within the Council's settlement hierarchy, it has limited services and facilities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is isolated and detached from Chiddingly, an unsustainable settlement according to the settlement hierarchy, and does not relate to any other sustainable settlement. The site has poor access to services and facilities and any future residents of this site would need to travel to Hailsham and further afield, by either public transport or private car, to access these. The site lies

	outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden as a whole as it is isolated from any sustainable settlement. **Major positive effects: None** **Minor positive effects: None** **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution, SO15 Health &Wellbeing and SO19 Town & Village Centres** 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. Furthermore, the lack of health services and facilities within Chiddingly, together with the clinical area working at 72% of existing capacity, and the accessibility issues with reaching services in Hailsham means it is likely that there will be minor negative effects against, although the provision of a health hub could help towards some degree of mitigation. **No significant effect: SO10 Landscape and Townscape, SO11 Historic & Cultural Heritage, SO14 Housing, SO18 Economy & Employment and SO20 Education & Skills** The scale of proposed development and the site's location mean no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has not been taken forward for allocation because the site is too small to provide any substantial residential development on its own and is detached from any settlement as well as services and facilities, together with increasing pressure on the existing capacity of the clinical area. Furthermore, as the site would need to come forward in conjunction with development on neighbouring land to provide a suitable vehicular access through third-party land.

SHELAA Ref: 921/1630 **SITE:** Land to the South of the Woodland Centre, A22, Whitesmith

SUMMARY OF RESULTS:	Site No: 921/1630 SITE: Land to the south of the Woodland Centre, A22, Whitesmith																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Chiddingly is not classed as a sustainable settlement as it is considered to be a residential settlement within the Council's settlement hierarchy, it has limited services and facilities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is isolated and detached from Chiddingly, an unsustainable settlement according to the settlement hierarchy, and does not relate to any other sustainable settlement. The site has poor access to services and facilities and any future residents of this site would need to travel to Hailsham and further afield, by either public transport or private car, to access these. The site lies

	outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden as a whole as it is isolated from any sustainable settlement. **Major positive effects: SO18 Economy & Employment** The site promotor has proposed a employment development (5,000m^2 net employment floorspace), which would make a positive contribution to the district's employment floorspace needs. However, the details are lacking as to the type of employment floorspace provided etc. **Minor positive effects: None** **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution, SO9 Biodiversity, SO10 Landscape & Townscape and SO19 Town & Village Centres** All development will result in an increase in greenhouse gas emissions and waste production, additionally the scale of the proposed development will have negative impact upon the ancient deciduous woodland that abuts the site and the designated wildlife site at Kiln Wood adjacent to the south of the site, as well as views toward the South Downs National Park. Although, the application of Local Plan policies should mitigate any negative impacts. **No significant effect: SO11 Historic & Cultural Heritage, SO14 Housing, SO15 Health & Wellbeing and SO20 Education & Skills** The scale of proposed development and the site's location mean no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has not been taken forward for allocation because the site is detached from any settlement as well as services and facilities, together with potential impacts upon the priority habitats of ancient deciduous woodland to the north and south of the site, and the risk of harm to the local wildlife site at Kiln Wood adjacent to the south. Furthermore, a new access directly onto the A22 would not be achievable due to the ancient deciduous woodland along the site's frontage to the highway, therefore the site would need to seek the potential for connecting through the existing industrial estate to the north. However, this would require improvement works to the industrial estate's existing access to be suitable for further intensification.

SHELAA Ref: 922/1880 **SITE:** Willets Farm, Muddles Green, Chiddingly

SUMMARY OF RESULTS:	Site No: 922/1880 SITE: Willets Farm, Muddles Green, Chiddingly																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does have planning permission for the development of 7 dwellings to replace the buildings within the existing farmyard. Muddles Green is not classed as a sustainable settlement as it is considered to be a residential settlement within the Council's settlement hierarchy, it has limited services and facilities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is isolated and detached from Chiddingly, an unsustainable settlement according to the settlement hierarchy, and does not relate to any other sustainable settlement. The site has poor access to services and facilities and any future residents of this site would need to travel to Hailsham and further afield, by either public transport or private car, to access these. The site lies

	outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden as a whole as it is isolated from any sustainable settlement. **Major positive effects: None** **Minor positive effects: SO9 Biodiversity and SO14 Housing** The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. Additionally, as the Local Plan policies are implemented for biodiversity mitigation methods there is potential for biodiversity net gain. **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution, SO10 Landscape & Townscape, SO13 Travel & Accessibility, SO15 Health & Wellbeing and SO19 Town & Village Centres** All development will result in an increase in greenhouse gas emissions and waste production, particularly with the to the lack of footpaths within Muddles Green or public bus services resulting in a reliance on private motor vehicles, although the application of Local Plan policies should mitigate any negative impacts. Additionally, there is potential for development of the site harm the landscape in an area of moderate to high sensitivity, partially the considering the sites position as agricultural land within close proximity to the Muddles Green Conservation Area. Furthermore, the lack of health services and facilities within Chiddingly, together with the clinical area working at 72% of existing capacity, and the accessibility issues with reaching services in Hailsham means it is likely that there will be minor negative effects against, although the provision of a health hub could help towards some degree of mitigation. **No significant effect: SO18 Economy & Employment and SO20 Education & Skills** The scale of proposed development and the site's location mean no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has not been taken forward for allocation because although the site would be a continuation of the existing Muddles Green settlement, it is considered unsuitable within the Council's sustainable settlement hierarchy due to the lack of services and facilities, together with the lack of footpaths and public bus services within Muddles Green potential new residential will rely on private motor vehicles. Additionally, there is increasing pressure on the existing capacity of the clinical area. Furthermore, the existing industrial estate would need improvements to the existing access to accommodate large-scale intensification if the development came forward.

SHELAA Ref: 943/3030 **SITE:** Land at Sanctuary Farm, Chiddingly Road, Horam

SUMMARY OF RESULTS:	Site No: 943/3030 SITE: Land at Sanctuary Farm, 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.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Horam is classed as a sustainable settlement as it is considered to be a residential settlement within the Council's settlement hierarchy, it has some services and facilities including an array of health services as well as frequent bus service. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is detached from Horam, a sustainable settlement according to the settlement hierarchy. The site has poor access to services and facilities and any future residents of this site would need to travel to Hailsham and further afield, by either public

	transport or private car, to access these. The site lies outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden as a whole as it is isolated from any sustainable settlement. **Major positive effects: SO14 Housing** The site promotor has proposed the site for residential development (200 net dwellings), which would make a positive contribution to the district's housing needs. However, the details are lacking as to the type of any affordable housing provision etc. Additionally, **Minor positive effects: SO9 Biodiversity** As the Local Plan policies are implemented for biodiversity mitigation methods there is potential for biodiversity net gain. **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution and SO15 Travel & Accessibility** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impacts. Furthermore, there is currently no pedestrian access to the site as there are no pavements along this part of Chiddingly Road and widening the existing access to provide a suitable access for residential development would result in the removal of vegetation along the verges of the highway. **No significant effect: SO10 Landscape & Townscape, SO11 Historic & Cultural Heritage, SO18 Economy & Employment, SO19 Town & Village Centres and SO20 Education & Skills** The scale of proposed development and the site's location mean no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has not been taken forward for allocation because the site is detached from Horam and therefore the services and facilities within the settlements. Furthermore, a significantly upgraded vehicle and pedestrian access to the site from Chiddingly Road would also be required, including the provision of pedestrian footways along Chiddingly Road to connect the site with Horam. This would likely require the removal of significant vegetation and therefore it is uncertain if this would be achievable.

SHELAA Ref: 1135/3090 **SITE:** Holmes Hill Business Estate, Holmes Hill, Lower Dicker

SUMMARY OF RESULTS:	Site No: 1135/3090 SITE: Holmes Hill Business Estate, Holmes Hill, Lower Dicker																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Chiddingly is not classed as a sustainable settlement as it is considered to be a residential settlement within the Council's settlement hierarchy, it has limited services and facilities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is isolated and detached from Chiddingly, an unsustainable settlement according to the settlement hierarchy, and does not relate to any other sustainable settlement. The site has poor access to services and facilities and any future residents of this site would need to travel to Hailsham and further afield, by either public transport or private car, to access these. The site lies

	outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden as a whole as it is isolated from any sustainable settlement. **Major positive effects: SO14 Housing and SO18 Economy & Employment** The site promotor has proposed a mix of residential (200 net dwellings) and employment development (29,150m^2 net employment floorspace), which would make a positive contribution to the district's housing and employment floorspace needs. However, the details are lacking as to the type of employment floorspace provided and any affordable housing provision etc. **Minor positive effects: None** **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution, SO9 Biodiversity, SO10 Landscape & Townscape and SO19 Town & Village Centres** All development will result in an increase in greenhouse gas emissions and waste production, additionally the scale of the proposed development will have negative impact upon the fishing lakes within the site and the ancient deciduous woodland within Broadoak Wood situated in the south-west and centre of the site as well as the deciduous woodland to the north and west of the site. Although, the application of Local Plan policies should mitigate any negative impacts. Furthermore, the lack of health services and facilities within Chiddingly, together with the clinical area working at 72% of existing capacity, and the accessibility issues with reaching services in Hailsham means it is likely that there will be minor negative effects against, although the provision of a health hub could help towards some degree of mitigation. **No significant effect: SO11 Historic & Cultural Heritage, SO15 Health & Wellbeing and SO20 Education & Skills** The scale of proposed development and the site's location mean no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has not been taken forward for allocation because the site is detached from any settlement as well as services and facilities, together with potential impacts upon Broadoak Wood, which is considered a priority habitat of ancient deciduous woodland situated in the south-west and centre of the site, and the risk of harm to the fishing lakes within the site and the deciduous woodland to the north and west of the site. Furthermore, a archaeological assessment is required due to the existing industrial estate and site access onto the A22 is located within an archaeological notification area, as well as the potential need for improvements to the access to accommodate large-scale intensification if the development came forward.

SHELAA Ref: 1136/3090 **SITE:** Land at Blackbarn Farm Business Estate, Holmes Hill, Lower Dicker

SUMMARY OF RESULTS:	Site No: 1136/3090 SITE: Land at Blackbarn Farm Business Estate, Holmes Hill, Lower Dicker																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	site would need to travel to Hailsham and further afield, by either public transport or private car, to access these. The site lies outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden as a whole as it is isolated from any sustainable settlement. **Major positive effects: SO14 Housing and SO18 Economy & Employment** The site promotor has proposed a mix of residential (390 net dwellings) and employment development (10,800m^2 net employment floorspace), which would make a positive contribution to the district's housing and employment floorspace needs. However, the details are lacking as to the type of employment floorspace provided and any affordable housing provision etc. **Minor positive effects: SO9 Biodiversity** As the Local Plan policies are implemented for biodiversity mitigation methods there is potential for biodiversity net gain. **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution and SO15 Health & Wellbeing** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impacts. Furthermore, the lack of health services and facilities within Chiddingly, together with the clinical area working at 72% of existing capacity, and the accessibility issues with reaching services in Hailsham means it is likely that there will be minor negative effects against, although the provision of a health hub could help towards some degree of mitigation. **No significant effect: SO11 Historic & Cultural Heritage, SO19 Town & Village Centres and SO20 Education & Skills** The scale of proposed development and the site's location mean no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has not been taken forward for allocation because the site is detached from any settlement as well as services and facilities, together with increasing pressure on the existing capacity of the clinical area. Furthermore, the existing industrial estate would need improvements to the existing access to accommodate large-scale intensification if the development came forward.

SHELAA Ref: 1137/3090 **SITE:** Land at Nash Street Farm, A22, Lower Dicker

SUMMARY OF RESULTS:	Site No: 1137/3090 SITE: Land at Nash Street Farm, A22, Lower Dicker																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Chiddingly is not classed as a sustainable settlement as it is considered to be a residential settlement within the Council's settlement hierarchy, it has limited services and facilities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is isolated and detached from Chiddingly, an unsustainable settlement according to the settlement hierarchy, and does not relate to any other sustainable settlement. The site has poor access to services and facilities and any future residents of this site would need to travel to Hailsham and further afield, by either public transport or private car, to access these. The site lies

	outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden as a whole as it is isolated from any sustainable settlement. **Major positive effects: None** **Minor positive effects: SO9 Biodiversity, SO14 Housing and SO18 Economy & Employment** The site promotor has proposed the site for either residential (34 net dwellings) or employment development (3,425m2 net employment floorspace), which would make a positive contribution to the district's housing and employment floorspace needs. However, the details are lacking as to the type of employment floorspace provided and any affordable housing provision etc. Additionally, as the Local Plan policies are implemented for biodiversity mitigation methods there is potential for biodiversity net gain. **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution and SO15 Health & Wellbeing** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impacts. Furthermore, the lack of health services and facilities within Chiddingly, together with the clinical area working at 72% of existing capacity, and the accessibility issues with reaching services in Hailsham means it is likely that there will be minor negative effects against, although the provision of a health hub could help towards some degree of mitigation. **No significant effect: SO11 Historic & Cultural Heritage, SO19 Town & Village Centres and SO20 Education & Skills** The scale of proposed development and the site's location mean no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has not been taken forward for allocation because the site is detached from any settlement as well as services and facilities, together with increasing pressure on the existing capacity of the clinical area. Furthermore, a significantly upgraded vehicle and pedestrian access to the site from Nash Street would also required consideration, including the provision of pedestrian footways to connect the site with the A22. This would likely require the removal of significant vegetation and therefore it is uncertain if this would be achievable.

Appendix A11f Parish: Crowborough

SHELAA Ref: 038/1110 **SITE:** Kingswood, Luxford Lane, Crowborough

SUMMARY OF RESULTS:	Site No: 038/1110 Name: Kingswood, Luxford Lane, Crowborough, TN6 2PE																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Landscape and townscape • Health and wellbeing • Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located to the south of the centre of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Crowborough. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within reach via public transport of services and facilities within a sustainable settlement. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. Development of the site for housing will contribute to the district's housing need and this is enhanced by the proposed provision of affordable and self-build/custom-build homes in line with relevant Local Plan policies. **Minor positive effects: SO14 Housing** Development of the site for housing will contribute to the district's housing need but given its size this will not be significant. It will provide housing in a sustainable location, and this would be enhanced through affordable housing provision. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. **No significant effect: SO5 Soil, Land and Minerals; SO10 Landscape and Townscape; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.

Selected / Rejected for allocation	The proposal for the site is for 11 (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 allocated on this basis. The SHELAA confirms the significant sloping of the site from north down to south results in a reduction in the developable area. The site is within a suitable and sustainable location for growth as development would be well integrated into the existing settlement and would have limited adverse landscape impact in terms of the wider setting. Access constraints can be mitigated with improvements to vehicle access along Luxford Lane and pedestrian and cycle access linked with Welland Close. The setting of Luxford House, which is a grade II listed building will need to be considered within the design of the any scheme. The site is not isolated from services and facilities, with achievable improvements to provide a pedestrian connection to the bus stop at Stone Cross Road.

SHELAA Ref: 055/1110

SITE: Land at Coldrums and Rear of Tyre Depot, London Road, Crowborough

SUMMARY OF RESULTS:	Site No: 055/1110				Name: Land at Coldrums and rear of Tyre Depot, London Road, Crowborough, TN6 2TT															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Health and wellbeing • Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located within the existing built-up area of Crowborough close to the town centre/High Street, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Crowborough. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within reach via public transport of services and facilities within a sustainable settlement. **Major positive effects: SO3 Flood Risk and SO13 Travel & Accessibility** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. The site is within close proximity of bus services and had good existing pedestrian access to these. It also has good pedestrian access to the High Street services and facilities in Crowborough. **Minor positive effects: SO14 Housing** Development of the site for housing will contribute to the district's housing need but given its size this will not be significant. It will provide housing in a sustainable location, and this would be enhanced through affordable housing provision. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. **No significant effect: SO5 Soil, Land and Minerals; SO7 Pollution; SO9 Biodiversity; SO10 Landscape and Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.

Selected / Rejected for allocation	The proposal for the site is for 11 dwellings. Given the constraints identified within the evidence base and SA, primarily the existing narrow access to the site which is unsuitable as a vehicle access and cannot be widened due to conflicts with the junction for Pilner Road and London Road, it is considered that the site would only be appropriate for up to 9 (net) dwellings and has been proposed for allocation on this basis. It should be noted that this site is taken forward for allocation in combination with Sites 317/1110 and 634/1110 and a suitable vehicular access is achievable as a result. The site is situated within the built-up area near Crowborough's town centre and therefore has good access to local facilities and amenities, including a bus stop for public transport and the Crowborough Leisure Centre. The site is close to the Crowborough Conservation area to the south and the design of any scheme well need to consider protecting its character and appearance. Additionally, the site is within 7km of the Ashdown Forest SPA therefore is the site were to come forward for development it would require a Habitats Regulation Assessment.

SHELAA Ref: 110/1110 **SITE:** Land at Hodges, Steel Cross Road, Crowborough

SUMMARY OF RESULTS:	Site No: 110/1110 Name: Land at Hodges, Steel Cross Road, Crowborough, TN6 3HD																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The southern part of the site, within the proposed development boundary for Crowborough, has planning permission for 5 (net) dwellings. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should the remainder of this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the periphery of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The southern part of the site that adjoins Eridge Road is within the proposed development boundary for Crowborough and has planning permission for 5 (net) dwellings, however the northern part of the site is outside it. The site does, therefore, partially conform with the overall spatial strategy for development within Wealden as a whole as it is within reach via public transport of services and facilities within a sustainable settlement. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. **Minor positive effects: SO13 Travel & Accessibility and SO14 Housing** The site is within close proximity of frequent bus services and has good existing pedestrian access to these with short journey times to the High Street services and facilities in Crowborough and Eridge train station. However, access from the site onto Eridge Road needs to be achieved. Development of the site for housing will contribute to the district's housing need but given its size this will not be significant. It will provide housing in a sustainable location, and this would be enhanced through affordable housing provision. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO9 Biodiversity; SO10 Landscape and Townscape and SO11 Historic & Cultural Heritage.** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. The southern part of the site has planning permission for 5 (net) dwellings. The remainder of the site is predominantly covered by Priority Habitat Deciduous Woodland which has a high ecological value. Development on this part of the site would have a significant adverse impact on the woodland.

	Whilst the site is well enclosed, it is classed as having moderate to high sensitivity to development and would result in the loss of land within the High Weald National Landscape. The Earthwork remains of the possible Bloomery site and ironstone extraction pit area also cover a large proportion of the remainder of the site and whilst investigations would be required, there is the potential for development to significantly affect this historic site. **No significant effect: SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The southern part of the site has planning permission for 5 (net) dwellings which have now been built out. The reminder of the site is not taken forward for allocation as its development would likely have a significant impact on the Priority Habitat Deciduous Woodland on site. Development would also result in the loss of land within the High Weald National Landscape which it is considered cannot be suitably mitigated.

SHELAA Ref: 139/1110 **SITE:** Dalvern, Hurtis Hill, Crowborough

SUMMARY OF RESULTS:	Site No: 139/1110 Name: Dalvern, Hurtis Hill, Crowborough, TN6 3AB																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the southwestern periphery of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The front of the site lies within the proposed development boundary for Crowborough however the majority of the site is outside it. The site does, partially, conform with the overall spatial strategy for development within Wealden as a whole as it is within reach via public transport of services and facilities within a sustainable settlement, although pedestrian access to public transport requires improvement. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. **Minor positive effects: SO14 Housing and SO15 Health & Wellbeing** Development of the site for housing will contribute to the district's housing need but given its size this will not be significant. It will provide housing in a relatively sustainable location, and this would be enhanced through affordable housing provision. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO9 Biodiversity** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. The majority of the site is covered by high ecological value Priority Habitat Deciduous Woodland, and it is likely that development would have an adverse effect on this woodland despite potential mitigation. **No significant effect: SO10 Landscape and Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation. It is considered that despite its proximity to frequent bus services, it would be difficult to deliver the required improvements to the existing access due to the nature of Hurtis Hill road, resulting in suitable visibility

	splays and a pedestrian crossing to the footpath on the opposite side of the road being unachievable. The southern part of the site is covered by priority habitat deciduous woodland, with the woodland adjacent to the southern boundary also covered by a TPO. It is considered that development of the site would not be able to adequately mitigate any potential adverse effects on this highly ecologically valuable habitat.

SHELAA Ref: 158/1110

SITE: Land at Junction of Eridge Road and A26, Steel Cross, Crowborough

SUMMARY OF RESULTS:	Site No: 158/1110 Name: Land at junction of Eridge Road and A26, Steel Cross, Crowborough, TN6 2XB																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Health and wellbeing • Sustainable transport • Infrastructure
Cumulative Effects	The site lies outside of the proposed development boundary for Crowborough. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the periphery of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies outside of the proposed development boundary. The site does not therefore conform with the overall spatial strategy for development within Wealden as a whole. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. **Minor positive effects: SO14 Housing** Development of the site for housing will contribute to the district's housing need but given its size this will not be significant. It will provide housing in a sustainable location, and this would be enhanced through affordable housing provision. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO10 Landscape and Townscape SO11 Historic & Cultural Heritage and SO13 Travel & Accessibility.** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. The site is within close proximity of a bus stop with frequent services into Crowborough and short journey times, however there is no pedestrian connectivity to the bus stop and so car use is likely to dominate and potentially increase air pollution. It also means that the site does not have access to sustainable transport modes. Whilst the site is well enclosed, it is classed as having moderate to high sensitivity to development and would result in the loss of land within the High Weald National Landscape. The Earthwork remains of the possible Bloomery site and ironstone extraction pit area also cover a large proportion of the remainder of the site and whilst investigations would be required, there is the potential for development to significantly affect this historic site.

	No significant effect: SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation. Limited frontage development along Eridge Road on the southeastern most field of the site has been granted planning permission for 2 (net) dwellings under planning reference WD/2021/2877/RM. A further planning application for 2 (net) dwellings behind the approved frontage development under planning reference WD/2022/2638/F was refused planning permission, as the proposal would result in unacceptable harm to the countryside and landscape quality of the High Weald National Landscape, by encroaching into the open countryside, materially altering its character. This is subject to an ongoing planning appeal. The remaining parts of the site without planning permission would not be suitable for development as they are remote parcels of land, disconnected from Crowborough and with no pedestrian connectivity to any sustainable transport. There is no existing vehicular to all parts of the site and whilst there is the potential for vehicular access via the A26, this would involve significant removal of large, established trees and the visibility onto the A26 at the top of the site is poor due to the bend in the road. The site is wholly within the High Weald National Landscape and is located within the Crowborough North assessment unit of the 2023 Landscape Sensitivity Assessment, which states that this area is of moderate to high landscape sensitivity to housing development in part due to the elevated position of the landscape in this location, its location within the High Weald National Landscape as well as the wooded and rural backdrop it provides to the settlement edge of Crowborough. Therefore, further development would have a detrimental impact on the character and appearance of this attractive and high-quality landscape.

SHELAA Ref: 200/1110 **SITE:** Land North of Stone Cross Road at Alderbrook, Crowborough

SUMMARY OF RESULTS:	Site No: 200/1110 Name: Land north of Stone Cross Road at Alderbrook, Crowborough, TN6 3SQ																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the southern edge of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies outside of the proposed development boundary for Crowborough. The site does not, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is not with reach via public transport of services and facilities within a sustainable settlement. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. **Minor positive effects: SO14 Housing** Development of the site for housing will contribute to the district's housing need but this would be enhanced through affordable housing and other social housing provision. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. **No significant effect: SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation. Whilst pedestrian access to the recreation ground and Aldervale Cottages (bus stop) is likely to be achievable, vehicle access would be unachievable as it requires the use of third-party land to connect to Stone Cross Road to the south, which would result in extensive tree and hedgerow removal to provide a suitable access. The site is within 7km of the Ashdown Forest SPA and the presence of ancient deciduous woodland which is designated as a priority habitat would require a Habitats Regulation Assessment which is likely to result in the need for considerable mitigation to limit the impacts of the development on the landscape and site ecology.

SHELAA Ref: 250/1110 **SITE:** Land at Steel Cross Farm, Green Lane, Crowborough

SUMMARY OF RESULTS:	Site No: 250/1110 Name: Land at Steel Cross Farm, Green Lane, Crowborough, TN6 2XB																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The middle section of the site is within the proposed development boundary for Crowborough whilst the southern part (Priority Habitat Deciduous Woodland) and the northern fields lie outside but adjacent to it. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. The middle section of the site and fronting onto Green Land has extant planning permission for up to 103 dwellings (36 affordable) and associated infrastructure. Should the remainder of the site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the periphery of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies partially within and adjacent to the proposed development boundary. The site does therefore partially conform with the overall spatial strategy for development within Wealden as a whole. **Major positive effects: SO3 Flood Risk and SO14 Housing** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. The size of the site, and taking account of the extant planning permission, will provide a significant contribution to the district's housing need including affordable housing provision. **Minor positive effects: SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO13 Travel & Accessibility and SO15 Health & Wellbeing** The size of the site and the proposed layout and design of the extant planning permission shows retention, protection and enhancement of green infrastructure features within the site and on the site boundaries. These could be extended out to the remainder of the site and also contribute to biodiversity enhancements and protection, although it is acknowledged that in the short-term during construction, negative effects will occur. The site is within close proximity of public transport and pedestrian connectivity to bus stops will be achieved through the extant planning permission. The site is also within reach of health and wellbeing services in Crowborough via public transport as well as play spaces and green areas being provided though the extant planning permission on site. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO10 Landscape and Townscape.**

	All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. Whilst the site is well enclosed, it is classed as having moderate to high sensitivity to development and would result in the loss of land within the High Weald National Landscape. However, this has already been deemed acceptable in principle through the extant planning permission. **No significant effect: SO11 Historic and Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 135 dwellings and part of the site already has planning permission for 103 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the remainder of the site would only be appropriate for up to 60 (net) dwellings in the eastern part of the site and has been proposed for allocation on this basis. The SHELAA confirms the site is suitable for a total of 163 (net) dwellings which includes the 103 (net) dwellings already committed through the extant planning permissions. The extant planning permission has established the principle of development in this location. The extant planning permission will provide suitable infrastructure for any further development brought forward on the rest of the site. Any further development of the site would need to provide suitable and appropriate protection for the priority habitat on site and the wider landscape, as the site is within the High Weald National Landscape.

SHELAA Ref: 272/1110 **SITE:** Caxton House, Hurtis Hill, Crowborough

SUMMARY OF RESULTS:	Site No: 272/1110 Name: Caxton House, Hurtis Hill, Crowborough																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the southwestern periphery of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The front of the site with the residential dwelling lies within the proposed development boundary for Crowborough however the majority of the site is outside it. The site does, partially, conform with the overall spatial strategy for development within Wealden as a whole as it is within reach via public transport of services and facilities within a sustainable settlement. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. **Minor positive effects: SO14 Housing** Development of the site for housing will contribute to the district's housing need but given its size this will not be significant. It will provide housing in a relatively sustainable location, and this would be enhanced through affordable housing provision. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. **No significant effect: SO10 Landscape and Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation. The existing access has poor visibility and is unsuitable as a vehicle and pedestrian access for the development. The visibility along Hurtis Hill makes suitability visibility splays and a pedestrian crossing to the footpath on the opposite side of the road unachievable.

SHELAA Ref: 298/1110 **SITE:** Spring Cottage, Eridge Road, Crowborough

SUMMARY OF RESULTS:	Site No: 298/1110 Name: Spring Cottage, Eridge Road, Crowborough, TN6 2XA																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site lies outside of the proposed development boundary for Crowborough. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the periphery of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies outside of the proposed development boundary. The site does not therefore conform with the overall spatial strategy for development within Wealden as a whole. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. **Minor positive effects: SO13 Travel & Accessibility and SO14 Housing** Although on the periphery of Crowborough, the suite is close to bus stops offering regular services into the town and has good pedestrian connectivity with these. This provides a suitable alternative mode of transport for future residents to the private car. Development of the site for housing will contribute to the district's housing need but given its size this will not be significant. It will provide housing in a sustainable location, and this would be enhanced through affordable housing provision. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO10 Landscape and Townscape and SO11 Historic & Cultural Heritage.** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. Whilst the site is well enclosed, it is classed as having moderate to high sensitivity to development and would result in the loss of land within the High Weald National Landscape. The Earthwork remains of the possible Bloomery site and ironstone extraction pit area also cover the entirety of the site and whilst investigations would be required, there is the potential for development to significantly affect this historic site. **No significant effect: SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The type of proposed development and the site's location means no significant effects on these SA Objectives.

	Uncertain: for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation. The site is wholly within the High Weald National Landscape and is located within the Crowborough North assessment unit of the 2023 Landscape Sensitivity Assessment, which states that this area is of moderate to high landscape sensitivity to housing development in part due to the elevated position of the landscape in this location, its location within the High Weald National Landscape as well as the wooded and rural backdrop it provides to the settlement edge of Crowborough. Therefore, further development would have a detrimental impact on the character and appearance of this attractive and high-quality landscape.

SHELAA Ref: 317/1110 **SITE:** Willetts House, Pilmer Road, Crowborough

SUMMARY OF RESULTS:	Site No: 317/1110 Name: Willetts House, Pilmer Road, Crowborough, TN6 2UD																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located within the existing built-up area of Crowborough close to the town centre/High Street, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Crowborough. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within reach via public transport and walking of services and facilities within a sustainable settlement. **Major positive effects: SO3 Flood Risk and SO13 Travel & Accessibility** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. The site is within close proximity of bus services and has good existing pedestrian access to these. It also has good pedestrian access to the High Street services and facilities in Crowborough. **Minor positive effects: SO14 Housing** Development of the site for housing will contribute to the district's housing need but given its size this will not be significant. It will provide housing in a sustainable location, and this would be enhanced through affordable housing provision. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. **No significant effect: SO5 Soil, Land and Minerals; SO7 Pollution; SO9 Biodiversity; SO10 Landscape and Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.

Selected / Rejected for allocation	The proposal is for 9 (net) dwellings. Having regard to the evidence base and SA, this is considered an appropriate quantum of development for the site and has been proposed for allocation on this basis. The existing access is narrow and to widen would conflict with the junction of Pilmer Road/London Road. However, it should be noted that this site is taken forward for allocation in combination with Sites 055/1110 and 634/1110 and a suitable vehicular access is achievable as a result. The site is situated within the built-up area near Crowborough's town centre and therefore has good access to local facilities and amenities, including a bus stop for public transport and the Crowborough Leisure Centre. The site is close to the Crowborough Conservation area to the south and the design of any scheme will need to consider protecting its character and appearance. Additionally, the site is within 7km of the Ashdown Forest SPA therefore is the site were to come forward for development it would require a Habitats Regulation Assessment.

SHELAA Ref: 469/1110 **SITE:** Land at Montargis Way, Crowborough

SUMMARY OF RESULTS:	Site No: 469/1110 Name: Land at Montargis Way, Crowborough, TN6 2AH																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located within the existing urban area of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Crowborough. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has access to public transport. The site is well integrated into the existing settlement and development would have a minimal impact on the landscape and townscape, although it is acknowledged that development would mean the loss of an informal amenity space. Minor negative effects are expected on SO1 as all development will result in an increase in greenhouse gas emissions. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. The site is in Flood Zone 1 and whilst there is a risk of surface water flooding in the north, it is considered that this could be suitably mitigated through the provision of SuDS. The site is not at risk from groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified and therefore major positive effects are expected on SO3. There are also major positive effects on SO13 as the site is a very short walk from the nearest bus stop and accessible via existing footpaths. The bus service is frequent and journey time to Crowborough High Street is approx. 15 mins. The train station is also accessible by bus with a journey time of approx. 4 mins. Minor positive effects are likely on SO14 as the development of the site for housing will contribute to the district's housing need. However, details of the quantum and type of housing to be delivered are lacking at this time.
Selected / Rejected for allocation	The site is not taken forward for allocation as it is considered that it provides important visual amenity for the surrounding estate to the west and is, in topographic terms, undulating with significant changes in land levels across the site. The trees on the site which are subject to a TPO, have high amenity value and also restrict the site's potential for development. In addition, the loss of this informal amenity green space in an urban area would need to be justified through evidence, which has not been submitted at this time.

SHELAA Ref: 472/1110 **SITE:** Adams Close, Alderbrook, Crowborough

SUMMARY OF RESULTS:	Site No: 472/1110 Name: Adams Close, Alderbrook, Crowborough, TN6 3DT																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the southern edge of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies adjacent to the proposed development boundary for Crowborough. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within reach via public transport of services and facilities within a sustainable settlement. The site is well integrated into the existing settlement and development would have a minimal impact on the landscape and townscape as it would be read in conjunction with existing development to the north and west. Minor negative effects are expected on SO1 as all development will result in an increase in greenhouse gas emissions. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. Minor negative effects are expected on SO15 as development of the site would mean the loss of a recreation and play area within an accessible location for the local community of Crowborough. It would also adversely affect the entrance to the Walshes Park SANG to the south. And the Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within Crowborough Parish. The effects are considered minor negative as the site is within access via public transport of health services and sports facilities in Crowborough. The site is in Flood Zone 1 and there is only a small risk of surface water flooding along the southern boundary which could be suitably mitigated through the provision of SuDS. Parts of the site are within an area of groundwater concern and this would require further consideration / investigation to ensure development would not be at risk from groundwater flooding. Notwithstanding this, the proposed development is suitable for the flood zone identified and therefore minor positive effects are expected on SO3. There are also minor positive effects on SO13 as whilst access to the site would need to be established through the existing residential development at Adams Close or Alderbrook Way, the site is a short walk from the nearest bus stop and accessible via existing footpaths. The bus service is frequent and journey time to Crowborough High Street is approx. 6 mins. Minor positive effects are also likely on SO14 as the development of the site for housing will contribute to the district's housing need. However, details of the quantum and type of housing to be delivered are lacking at this time.

Selected / Rejected for allocation	The site is not taken forward for allocation as development here would result in the loss of an important and locally accessible recreational space and play area in a Parish where there is a deficit and the priority is to retain, protect and enhance provision. The site as submitted makes no mention of replacement provision in a similarly accessible location and it is considered that evidence to show that this constraint can be overcome has not been provided. In addition, it would also be difficult to achieve a suitable vehicular access to the site without third party land at Adams Close or adjacent sites.

SHELAA Ref: 507/1110 **SITE:** Land at Millbrook Road, Crowborough

SUMMARY OF RESULTS:	Site No: 507/1110 Name: Land at Millbrook Road, Crowborough																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO13 Travel & Accessibility** The impact on this SA Objective is considered to be major positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Crowborough High Street and the train station. **Minor positive effects: SO14 Housing** The development of the site for housing will contribute to the district's housing need. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. **No significant effect: SO4 Water Resources & Quality; SO7 Pollution; SO9 Biodiversity; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO15 Health & Wellbeing; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 6 (net) dwellings. Given the findings of within the evidence base and SA it is considered that the site would be appropriate for up to 15 (net) dwellings and has been proposed for allocation on this basis. The site benefits from close proximity to the existing services, facilities and public transport available within Crowborough and development would be well integrated into the existing settlement, having limited adverse landscape impacts in terms of its wider setting. The site as submitted would require a suitable vehicular and pedestrian access to be provided to the site via land to the south. The site's eastern boundary is covered by mature trees, which are subject to a group TPO and should be retained as part of any development scheme. Any development will need to be carefully designed to ensure it reflects the existing built form of the surrounding locality and protects existing/future residential amenity of occupiers nearby.

SHELAA Ref: 572/1110 **SITE:** Castle End, Hurtis Hill, Crowborough

SUMMARY OF RESULTS:	Site No: 572/1110 Name: Castle End, Hurtis Hill, Crowborough, TN6 3BL																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the southwestern periphery of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The front of the site with the residential dwelling lies within the proposed development boundary for Crowborough however the majority of the site is outside it. The site does, partially, conform with the overall spatial strategy for development within Wealden as a whole as it is within reach via public transport of services and facilities within a sustainable settlement. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. **Minor positive effects: None** **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO13 Travel & Accessibility** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. There no existing vehicular access from the site on to Hurtis Hill and it is considered this is unachievable without the use of adjacent land. There are no pedestrian footways on the southern side of Hurtis Hill (where the site is located) and the road alignment limits the provision of a pedestrian crossing to the footway on the northern side of the road. **No significant effect: SO10 Landscape and Townscape; SO11 Historic & Cultural Heritage; SO14 Housing; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The type of proposed development and the site's location means no significant effects on these SA Objectives. Development of the site for housing will contribute to the district's housing need but given its size this will not be significant. It will provide housing in a relatively sustainable location, and this would be enhanced through affordable housing provision. **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. It would be difficult to deliver the required access for a housing development on the site itself, therefore a new access will be needed via third party land. This could come from the adjoining site (573/1110) but this is not part of the submission and cannot therefore be relied upon. Furthermore, the nature of Hurtis Hill road means that suitable visibility splays and a pedestrian crossing to the footpath on the opposite side of the road are unachievable.

SHELAA Ref: 573/1110 **SITE:** Hurtis Hill House, Hurtis Hill, Crowborough

SUMMARY OF RESULTS:	Site No: 573/1110	Name: Hurtis Hill House, Hurtis Hill, Crowborough, TN6 3BL																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the southwestern periphery of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The front of the site with the residential dwelling lies within the proposed development boundary for Crowborough however the majority of the site is outside it. The site does, partially, conform with the overall spatial strategy for development within Wealden as a whole as it is within reach via public transport of services and facilities within a sustainable settlement. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. **Minor positive effects: SO14 Housing** Development of the site for housing will contribute to the district's housing need but given its size this will not be significant. It will provide housing in a relatively sustainable location, and this would be enhanced through affordable housing provision. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. **No significant effect: SO10 Landscape and Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation. The current access would require substantial improvement to accommodate satisfactory visibility splays at the existing access. Additionally, if the site was considered alongside Site 572/1110 it would provide a larger frontage onto Hurtis Hill, however this is limited due to the location of the two listed buildings adjacent to the east

	of the site (Old Smuggles Cottage and the Entrance Gates, Gatepiers and Flanking Wall to the north of Old Smugglers Cottage), and a new pedestrian and vehicular access is likely to have a detrimental impact on their setting. Furthermore, the nature of Hurtis Hill road means a pedestrian crossing to the footpath on the opposite side of the road is unachievable.

SHELAA Ref: 634/1110 **SITE:** Land at Pilmer House, London Road, Crowborough

SUMMARY OF RESULTS:	Site No: 634/1110 Name: Land at Pilmer House, London Road, Crowborough, TN6 2HZ																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located within the existing built-up area of Crowborough close to the town centre/High Street, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Crowborough. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within reach via public transport and walking of services and facilities within a sustainable settlement. **Major positive effects: SO3 Flood Risk and SO13 Travel & Accessibility** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. The site is within close proximity of bus services and has good existing pedestrian access to these. It also has good pedestrian access to the High Street services and facilities in Crowborough. **Minor positive effects: SO14 Housing** Development of the site for housing will contribute to the district's housing need but given its size this will not be significant. It will provide housing in a sustainable location, and this would be enhanced through affordable housing provision. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. **No significant effect: SO7 Pollution; SO9 Biodiversity; SO10 Landscape and Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.

Selected / Rejected for allocation	The proposal for the site is for 34 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 10 (net) dwellings and has been proposed for allocation on this basis. The SHELAA confirms that the site as submitted would not be able to provide an appropriate vehicular access to serve new residential development. It should be noted that this site is taken forward for allocation in combination with Sites 055/1110 and 317/1110 and a suitable vehicular access is achievable as a result. The site is situated within the built-up area near Crowborough's town centre and therefore has good access to local facilities and amenities, including a bus stop for public transport and the Crowborough Leisure Centre. The site is close to the Crowborough Conservation area to the south and the design of any scheme will need to consider protecting its character and appearance. Additionally, the site is within 7km of the Ashdown Forest SPA therefore is the site were to come forward for development it would require a Habitats Regulation Assessment.

SHELAA Ref: 698/1110 **SITE:** Land at Byeways, Palesgate Lane, Crowborough

SUMMARY OF RESULTS:	Site No: 698/1110 Name: Land at Byeways, Palesgate Lane, Crowborough, TN6 3HF																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site lies outside of the proposed development boundary for Crowborough. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the periphery of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary. The site therefore conforms with the overall spatial strategy for development within Wealden as a whole. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. **Minor positive effects: SO14 Housing** Development of the site for housing will contribute to the district's housing need but given its size this will not be significant. It will provide housing in a sustainable location, and this would be enhanced through affordable housing provision. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO10 Landscape and Townscape and SO13 Travel & Accessibility.** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. The site is within close proximity of a bus stop with frequent services into Crowborough and short journey times, however there is no existing pedestrian connectivity to the bus stop and so car use is likely to dominate and potentially increase air pollution. It also means that the site does not have access to sustainable transport modes. Whilst the site is well enclosed, it is classed as having moderate to high sensitivity to development and would result in the loss of land within the High Weald National Landscape. **No significant effect: SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.

Selected / Rejected for allocation	The proposal for the site is for 50 (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 30 (net) dwellings and has been proposed for allocation on this basis. The design of any scheme would need to incorporate improvements to the existing landscape structure and create a strong landscape setting for new housing. This would require the retention, and setting back of development from, existing tree clumps on site, as well as the wooded boundaries that surround the site, reducing the developable area. The site is enclosed to the north and east by land at Steel Cross, which has been granted planning permission for 103 houses (WD/2022/0398/MRM). This provides the opportunity to gain access to this site and this would ideally be from the northeast or northwest boundary of the site. A full transport report would be necessary to measure the impacts of development on the highway network locally and to ensure connectivity with the town centre.

SHELAA Ref: 955/1110 **SITE:** Crowborough Police Station, Crowborough Hill, Crowborough

SUMMARY OF RESULTS:	Site No: 955/1110 Name: Crowborough Police Station, Crowborough Hill, Crowborough, TN6 2DA																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located within the existing urban area of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Crowborough. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has access to public transport. The site is well integrated into the existing settlement and development would have a minimal impact on the landscape and townscape, although it is acknowledged that development would mean the loss of an informal amenity space. **Major positive effects: SO3 Flood Risk and SO13 Travel & Accessibility** The site is in Flood Zone 1 and whilst there is a risk of surface water flooding in the north, it is considered that this could be suitably mitigated through the provision of SuDS. The site is not at risk from groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. The site has a bus stop adjacent to its southern boundary and this is accessible via existing footpaths. The bus service is frequent and journey time to Crowborough High Street is approx. 15 mins. The train station is also accessible by bus with a journey time of approx. 3 mins. **Minor positive effects: SO14 Housing** The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO11 Historic & Cultural Heritage** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. **No significant effect: SO4 Water resources/Quality; SO7 Pollution; SO8 Green and Blue Infrastructure; SO10 Landscape & Townscape; SO15 Health & Wellbeing; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills**

	The scale of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation as the police station itself is a non-designated heritage asset and therefore the conversion of the site to either residential or employment use must be appropriate and well designed with limited harm to the heritage asset. The demolition of the existing police station would not be considered acceptable.

SHELAA Ref: 964/1110 **SITE:** Land Part of Steel Cross Farm, Green Lane, Crowborough

SUMMARY OF RESULTS:	Site No: 964/1110 Name: Land part of Steel Cross Farm, Green Lane, Crowborough, TN6 2XB																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site lies outside of the proposed development boundary for Crowborough. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the periphery of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies outside of the proposed development boundary. The site does not therefore conform with the overall spatial strategy for development within Wealden as a whole. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. **Minor positive effects:** None **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO10 Landscape and Townscape; SO13 Travel & Accessibility and SO14 Housing** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. The site is classed as having moderate to high sensitivity to development and would result in the loss of land within the High Weald National Landscape, as well as any development being highly visible due to the sites elevated position. The site is close to a bus stop however the site's existing access is unsuitable for residential development and cannot demonstrate an achievable suitable vehicle / pedestrian / cycle access without the use of third party land from the approved planning permission to the south (Site 250/1110). At this time, it is unclear whether this could be secured. Whilst the development of the site would contribute to the housing need within the district, it is in a location which is currently unsustainable due to access constraints. **No significant effect: SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.

Selected / Rejected for allocation	The site is not taken forward for allocation. The site is wholly within the High Weald National Landscape and development would be highly visible within the wider landscape given it's topography and elevated position. Development would have a significant adverse impact upon the rural setting and character of the countryside to the northeast of Crowborough, despite the approved residential development to the south of the site altering the character of the area. Furthermore, the sites existing access is unsuitable for residential development and cannot demonstrate an achievable suitable vehicle / pedestrian / cycle access without the use of third party land from the approved planning permission to the south (Site 250/1110) and it is unclear whether this would be achievable.

SHELAA Ref: 1012/1110 **SITE:** Land at Park Lane, Crowborough

SUMMARY OF RESULTS:	Site No: 1012/1110 Name: Land at Park Lane, Crowborough, TN6 2QN																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located within the existing urban area of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Crowborough. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has access to public transport. The site is well integrated into the existing settlement and development would have a minimal impact on the landscape and townscape, although it is acknowledged that development would mean the loss of an informal amenity space. **Major positive effects: SO3 Flood Risk and SO13 Travel & Accessibility** The site is in Flood Zone 1 and not at risk of surface or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. The site is within 100m of bus stops, and these are accessible via existing footpaths. The train station is also accessible by bus with a journey time of approx. 7-minutes. The site is within a 4-minute walk of Crowborough High Street and its services and facilities and is accessible via existing safe footpaths. **Minor positive effects: SO14 Housing** The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO18 Economy and Employment** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. Development of this site for residential would result in the loss of an established employment site within an existing industrial estate that is included within the Council's latest Economic Needs Assessment (2022) as a location where existing employment units should be protected and retained for employment use.

	No significant effect: SO4 Water resources/quality; SO7 Pollution; SO8 Green and Blue Infrastructure; SO10 Landscape & Townscape; SO15 Health & Wellbeing; SO16 Quality of Life and Place; SO19 Town & Village Centre and SO20 Education & Skills The scale of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation for residential development as it would result in the unacceptable loss of an existing employment site within an established industrial estate where the Council's evidence base states employment uses should be retained and protected.

SHELAA Ref: 1013/1110 **SITE:** Farningham Road, Jarvis Brook, Crowborough

SUMMARY OF RESULTS:	Site No: 1013/1110 Name: Farningham Road, Jarvis Brook, Crowborough, TN6 2GF																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located within the existing urban area of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Crowborough. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has access to public transport. The site is well integrated into the existing settlement and development would have a minimal impact on the landscape and townscape, although it is acknowledged that development would mean the loss of an informal amenity space. **Major positive effects: SO18 Economy & Employment** The proposed development would provide employment floorspace within an existing employment area (Courtwell Business Park) identified as an area to retain and protect for employment uses. **Minor positive effects: SO3 Flood risk and SO13 Sustainable Travel & Accessibility** The site is in Flood Zone 1 and not at risk of surface water flooding. Therefore, the proposed development is suitable for the flood zone identified. Part of the east of the site is within an area of groundwater concern so further investigations would be required. The site is within 350m of bus stops, and these are accessible via existing footpaths with journey times to Crowborough High Street of approx. 7-minutes. The train station is also accessible on foot via existing footpaths (approx. a 3-minute walk). **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO5 Soil, Land and Minerals;SO6 Waste and SO9 Biodiversity** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. There are considered to be minor negative effects on this SA Objective. The site would involve the loss of greenfield land adjacent a priority habitat and LWS. However, the proposed development for the site indicates that important woodland within the site will be protected and a number of biodiversity enhancements and mitigations measures will also be implemented.

	No significant effect: SO7 Pollution; SO8 Green & Blue Infrastructure; SO11 Historic & Cultural Heritage; SO14 Housing; SO15 Health & Wellbeing; SO16 Quality of Life and Place; SO17 Social Deprivation; SO19 Town & Village Centre and SO20 Education & Skills The type of proposed development and the site's location means no significant effects on these SA Objectives. The ongoing planning application has proposed a number of mitigation and enhancement methods to limit the impacts of development upon green and blue infrastructure. **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 for employment development. Whilst the site is considered suitable for employment purposes, it is not considered that the site requires allocation. The principle for employment development already exists for this site as it is located within the Farningham Road Industrial Estate and development of this site would be in keeping with neighbouring land uses to the south and east. Furthermore, the site is subject to an ongoing planning application for the erection of one or more commercial buildings, which has been recommended for approval under planning reference WD/2023/0729/DC.

SHELAA Ref: 1026/1110 **SITE:** Land at Beechenwood Farm, Crowborough

SUMMARY OF RESULTS:	Site No: 1026/1110 Name: Land at Beechenwood Farm, Crowborough, TN6 2UT																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located at the northern periphery of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary, to the rear of existing residential development. The site adjoins the proposed development boundary for Crowborough. The site does conform with the overall spatial strategy for development within Wealden as a whole as it is a suitable walking distance of a sustainable settlement and has access to public transport. **Major positive effects: SO3 Flood risk; SO14 Housing and SO19 Town & Village Centre** The site is in Flood Zone 1 and not at risk of surface water or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. The proposed development would provide a significant contribution to the district housing need, and this will be enhanced through the provision of affordable and other social housing. The site is close to services and facilities within Crowborough and is within a short walking distance of the High Street giving future residents access to the town centre. **Minor positive effects: SO7 Pollution; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO13 Sustainable Travel & Accessibility; SO15 Health & Wellbeing and SO16 Quality of Life and Place.** Any negative effects on air pollution from constriction will be short to medium terms and given the sites close proximity to the High Street, and within a short walking distance via existing footpaths, air pollution should be minimal. The site is also within a slightly brighter area of the district and whilst the scale of development could introduce light pollution, it is considered this can be suitably mitigated. The proposal includes 1.79ha of green infrastructure and an on-site SANG although details on exact provision are lacking at the moment. This should positively impact on green infrastructure and biodiversity in the long term as well as people's health and wellbeing and quality of life. The site is within 550m of bus stops, and these are accessible via existing footpaths. The High Street is also accessible within a 12-minute walk via existing footpaths along London Road and the train station can be reached via a short bus journey. **Major negative effects: SO10 Landscape & Townscape**

	The site is wholly within the High Weald National Landscape and given its prominent location and visibility within the wider landscape any development would be highly visible and would be out of keeping with the general rural character and appearance of the countryside to the north of Crowborough. This would represent a large-scale development within the High Weald National Landscape Area, and it is unclear if mitigation could be achieved given the sites prominent position and topography. **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. **No significant effect: SO11 Historic & Cultural Heritage and SO18 Economy & Employment** The lack of heritage assets within the site or surrounding area and the type of development proposed means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation as given its location within the High Weald National Landscape, prominent location and visibility within the wider landscape any development would be highly visible and would be out of keeping with the general rural character and appearance of the countryside to the north of Crowborough. This would represent a large-scale development within the High Weald National Landscape Area, and it is unclear if mitigation could be achieved given the sites prominent position and topography

SHELAA Ref: 1067/1110 **SITE:** Land East of Southview Close, Crowborough

SUMMARY OF RESULTS:	Site No: 1067/1110 Name: Land east of Southview Close, Crowborough, TN6 1HH																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located within the existing urban area of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Crowborough. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has GOOD access to public transport. The site is well integrated into the existing settlement and development would have a minimal impact on the landscape and townscape. **Major positive effects: SO3 Flood Risk and SO13 Travel & Accessibility** The site is in Flood Zone 1 and has no risk of surface water or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. The site has a bus stop 100m to the east and this is accessible via existing footpaths. The bus service is frequent and journey time to Crowborough High Street is approx. 7 mins. The train station is also accessible by bus with a journey time of approx. 8 mins. **Minor positive effects: SO14 Housing; SO15 Health & Wellbeing and SO16 Quality of Life & Place** The development of the site for housing will contribute to the district's housing need. The proposal is seeking to provide housing for older persons which will contribute towards improvements in health and wellbeing as well as quality of life for those future residents. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. **No significant effect: SO7 Pollution; SO8 Green and Blue Infrastructure; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The type of proposed development and the site's location means no significant effects on these SA Objectives.

	Uncertain: for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 41 (net) dwellings, including 30 (net) dwellings for older people. Given the site has a gross site area of 0.45ha and a net site area of 0.38ha it is considered that the proposed quantum of development is too high a density and not appropriate for the location. The site is considered only to be appropriate for up to 8 (net) dwellings and has been proposed for allocation on this basis. The site benefits from close proximity to the existing services, facilities and public transport available within Crowborough and development would be well integrated into the existing settlement, having limited adverse landscape impacts in terms of its wider setting. The site as submitted would need further assessment to determine whether the existing vehicular access is suitable to serve further development, given the narrow alignment of Southview Close in this location, but there is potential to improve this. The site's eastern boundary is covered by mature trees, which are subject to a group TPO and should be retained as part of any development scheme. Any development will need to be carefully designed to ensure it reflects the existing built form of the surrounding locality and protects existing/future residential amenity of occupiers nearby

SHELAA Ref: 1195/1110 **SITE:** Land West of Walsh Manor Farm, Nightingales, Crowborough

SUMMARY OF RESULTS:	Site No: 1195/1110 Name: Land west of Walsh Manor Farm, Nightingales, Crowborough, TN6 3TF																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the southern edge of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies adjacent to the proposed development boundary for Crowborough. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within reach via public transport of services and facilities within a sustainable settlement. **Major positive effects: SO14 Housing** Development of the site for housing will contribute to the district's housing need and this is enhanced by the proposed provision of affordable and self-build/custom-build homes in line with relevant Local Plan policies. **Minor positive effects: SO3 Flood Risk; SO16 Quality of Life & Place and SO17 Social Deprivation** The site is in Flood Zone 1 and there is only a small risk of surface water flooding along the eastern boundary which could be suitably mitigated through the provision of SuDS. Parts of the site are within an area of groundwater concern, and this would require further consideration / investigation to ensure development would not be at risk from groundwater flooding. Notwithstanding this, the proposed development is suitable for the flood zone identified. The provision of affordable and self-build/custom build homes will contribute to improving future occupants quality of life as well as address issued of social deprivation. **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 and waste production, although the application of Local Plan policies should mitigate any negative impact. The presence of a watercourse along the sites southern boundary presents the possibility of water pollution from surface water runoff. The scale of the proposed development could also introduce significant light pollution, although the application of Local Plan policies should mitigate any negative impact on both. **No significant effect: SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The type of proposed development and the site's location means no significant effects on these SA Objectives.

	Uncertain: for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation as development for this scale of housing would require the provision of a new vehicular access via third party land and there is no agreement to this coming forward. Development would also likely have an adverse impact on the setting of the High Weald National Landscape and Washes Park SANG to the south. Gaining a suitable access to the site would also require the reprovision of the Walshes Park Car Park adjacent the sites northwestern boundary which is not considered acceptable.

SHELAA Ref: 1214/1110 **SITE:** Land at The Orchard, Green Lane, Crowborough

SUMMARY OF RESULTS:	Site No: 1214/1110 Name: Land at The Orchard, Green Lane, Crowborough, TN21 8NF																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site lies outside of the proposed development boundary for Crowborough. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the periphery of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies outside of the proposed development boundary. The site does not therefore conform with the overall spatial strategy for development within Wealden as a whole. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. **Minor positive effects:** None **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO10 Landscape and Townscape andSO13 Travel & Accessibility** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. The site is classed as having moderate to high sensitivity to development and would result in the loss of land within the High Weald National Landscape, as well as any development being highly visible due to the sites elevated position. The site is close to a bus stop however the site's existing access is unsuitable for residential development and cannot demonstrate an achievable suitable vehicle / pedestrian / cycle access without the use of third-party land from the approved planning permission to the south (Site 250/1110). At this time, it is unclear whether this could be secured. **No significant effect: SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation. The site is wholly within the High Weald National Landscape and development would be highly visible within the wider landscape given it's topography and elevated position. Development would have a significant

	adverse impact upon the rural setting and character of the countryside to the northeast of Crowborough, despite the approved residential development to the south of the site altering the character of the area. Furthermore, the sites existing access is unsuitable for residential development and cannot demonstrate an achievable suitable vehicle / pedestrian / cycle access without the use of third-party land from the approved planning permission to the south (Site 250/1110) and it is unclear whether this would be achievable.

Appendix A11g Parish: East Hoathly with Halland

SHELAA Ref: 154/1950 **SITE:** Land off South Street, East Hoathly

SUMMARY OF RESULTS:	Site No: 154/1950 Name: Land off South Street, East Hoathly																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Landscape and townscape • Health and wellbeing • Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. East Hoathly is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in East Hoathly. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor positive effects: SO3 Flood Risk; S04 Water Resource/Quality; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO 13 Travel & Accessibility and SO14 Housing** Given the site is not at risk of fluvial flooding, the site is proposing suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be a minor positive effect over all timeframes. It is expected that should the measures put forward as part of the planning application come forward, minor positive effects will be likely on this SA Objective, as although the design of the scheme will ensure water efficiency, an increase in population/development is likely to lead to increased pressure on water resources in the district. The impact is expected to be minor negative in the short term during construction. In the medium to longer term the effect is considered to be minor positive effects as the green and blue infrastructure enhancement measures from the proposed development become established. The impact is expected to be minor negative in the short term as the site is partly within a BOA and there could be adverse effects on habitats and/or species. In the medium to longer term the effect is considered to be minor positive effects as the green measures from the proposed development become established. The impact is expected to be minor positive effects as the development benefits from existing pedestrian connectivity to the existing services, amenities and public transport options to support development. The proposals for the site are also looking to improve the pedestrian connectivity within the surrounding area. The impact on this SA Objective is expected to be a minor positive if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes and accessible/adaptable homes if they are to come forward.

	Major negative effects: None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO10 Landscape and Townscape** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Given the above reasons, it is considered the effects on this SA Objective are minor negative as development within the site would have a detrimental on the landscape in this location, although some mitigations could be provided. **No significant effect: SO7 Pollution; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; and SO19 Town & Village Centre** The impacts on this are likely to be minor negative in the short to medium term due to potential air pollution and construction work and traffic but no significant effect in the longer term and overall, as the site is within close proximity to public transport options, helping to reduce air pollution from travel. The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain: SO2 Climate Change Adaption; SO5 Soil, Land & Minerals; SO12 Digital Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO17 Social Deprivation and SO20 Education & Skills** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 30 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 20 (net) dwellings and has been proposed for allocation on this basis. The 2023 Landscape Sensitivity Assessment states that this site has moderate to high sensitivity to new development, in part due to the adjacent conservation area (which covers a small part of the site), mature trees in-field, trees and hedgerows, ancient woodland and priority habitat that surrounds the site to the south and west, as well as its more open character. If development was to come forward, existing vegetation within the site and along its boundaries should be retained and enhanced to integrate the site into the landscape and to minimise the visibility to/from the East Hoathly Conservation Area. This would reduce the developable area. The site is within a sustainable location for growth, close to existing services and facilities and access via public transport to higher order sustainable settlements such as Hailsham and Uckfield. The site is well enclosed within the landscape. The PRoW that traverses the site and the Conservation Area to the north east would also require consideration.

	Mitigation measures would need to be identified for any development in line with other relevant Local Plan polices i.e. those on energy efficiency, flood risk, water efficiency, biodiversity, waste, pollution, health and wellbeing etc.

SHELAA Ref: 466/1950 **SITE:** Broomy Lodge Field, London Road East Hoathly

SUMMARY OF RESULTS:	Site No: 466/1950 Name: Broomy Lodge Field, London Road, East Hoathly																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. East Hoathly is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in East Hoathly. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor positive effects: SO3 Flood Risk; SO 13 Travel & Accessibility and SO14 Housing** 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 or groundwater flooding, the impact on this SA Objective is likely to be minor positive over all timeframes. The impact on this SA Objective is considered to be minor positive given the proximity of the site to existing bus stops and a sustainable settlement. However, it is acknowledged that pedestrian access to the site will need to be established via a crossing point or new footpaths on the south side of London Road and that details of the scheme are yet to be submitted. 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. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO10 Landscape and Townscape** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. The impact is expected to be minor negative as development will have an impact on the existing landscape and townscape but this could be reduced through suitable mitigation measures.

	No significant effect: SO7 Pollution; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; and SO19 Town & Village Centre The impacts on this SA Objective are likely to be minor negative in the short to medium term due to potential air pollution and construction work and traffic but no significant effect in the longer term and overall, as the site is within close proximity to public transport options, helping to reduce air pollution from travel. The site will not impact upon any listed Buildings or conservation areas. The site lies within an ANA and investigations will be required, however, any development will still have no significant effect. Due to the proposals for the site, no significant effects are expected on SO18 and SO19. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO17 Social Deprivation and SO20 Education & Skills** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 30 (net) dwellings and has been proposed for allocation on this basis. The site is within a sustainable location for growth, close to existing services and facilities and access via public transport to higher order sustainable settlements such as Hailsham and Uckfield. The site is well enclosed within the landscape, although any development would need to protect and enhance boundary vegetation and take into consideration the ancient woodland, TPO and priority habitat that surrounds the site to the south. The PRoW that traverse the site and the and Conservation Area to the south east would also require consideration.

SHELAA Ref: 685/2060

SITE: Land at the Halland Forgot Hotel, Eastbourne Road,East Hoathly

SUMMARY OF RESULTS:	Site No: 685/2060 Name: Land at the Halland Forgot Hotel, Eastbourne Road, Halland																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	Halland is classed as an unsustainable settlement due to its lack of services and facilities and limited public transport options. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None**

Minor positive effects: SO14 Housing

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.

Minor negative effects: SO1 Climate Change; SO6 Waste; SO7 Pollution; SO9 Biodiversity and SO13 Sustainable Travel & Accessibility; SO19 Town & Village Centres and SO20 Education & Skills

All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate, to some extent, any negative impacts.

Given the proposed use for housing development and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.

The impact is expected to be minor negative over the entire timeframe of the development due to the potential impacts upon priority habitat ancient woodland.

The effects on this SA Objective are considered to be minor negative at this time as occupiers of development would rely on the private motor vehicle to access key services and amenities.

The site is located within Halland, an unsustainable settlement, which has limited services and facilities, and potential future residents are likely to travel to uckfield or Hailsham to shop online

Major negative effects: SO8 Green & Blue Infrastructure and SO18 Economy and Employment

The development of the site result in the removal of ancient woodland, which is also classified as a priority habitat. The impact on this SA Objective is therefore considered to be major negative.

The development for residential would result in the loss of an existing employment use and hotel accommodation that would result in a major negative impact on this SA Objective

No significant effect: SO10 Landscape & Townscape

The scale of the development, existing service provision and the site's location mean no significant effect on these SA Objectives.

	Uncertain effects: For the remaining SA Objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has not been selected for allocation. The site is located within an unsustainable settlement according to the settlement hierarchy and does not relate well to any other sustainable settlement. The site has poor access to services and facilities and any future residents of this site would need to travel to East Hoathly and further afield, via either public transport or private car, to access these. The site lies outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden. The loss of employment floorspace and tourist accommodation is also likely to result in negative impacts on the local economy. Furthermore, there are significant concerns that the redevelopment of the site would have a significantly detrimental impact upon the priority habitat ancient woodland within the site.

SHELAA Ref: 773/1950 **SITE:** Land at Hesmonds Stud, East Hoathly

SUMMARY OF RESULTS:	Site No: 773/1950 Name: Land at Hesmonds Stud, East Hoathly																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Infrastructure
Cumulative Effects	The northern land parcel benefits from an extant reserved matters planning permission for 205 (net) dwellings under planning reference WD/2022/0341/MAJ. The site does not currently benefit from planning permission nor any application for development. East Hoathly is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in East Hoathly. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO14 Housing** Given the size of the site and its potential to provide specialist forms of the housing alongside market housing, the impact on this SA Objective is expected to be a major positive if the site is brought forward and makes a positive contribution to meeting the district's housing needs. **Minor positive effects: SO3 Flood Risk; SO8 Green & Blue Infrastructure, SO9 Biodiversity; SO13 Travel & Accessibility; SO15 Health & Wellbeing; SO 17Social Deprivation and SO19 Town & Village Centre** Given the northern part of site benefits from an extant planning permission and that the southern part of the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be minor positive over all timeframes. The northern part of the site will significantly enhance green and blue infrastructure and biodiversity as part of the planning permission. Given the measures in the extant planning permission could be repeated for the remainder of the site if developed, minor positive effects are expected on this SA Objective. The northern part has achieved a suitable vehicular and pedestrian access as part of the approved planning permission. It is anticipated that this can also be achieved for the southern land parcel. Therefore, given the close proximity of the site to the existing services and amenities within East Hoathly, in addition to sustainable transport options to larger settlements, minor positive effects are expected on this SA Objective. Given the size of the proposed development, and the fact contributions have been secured for the northern part of the site, it is likely there will be a minor positive effect on this SA Objective. The planning permission for the northern part of the site has provision made, via a S106, for affordable housing and self-build and custom house build plots. Given the scale of proposal for the southern land parcel, it is likely that significant affordable homes could be secured.

	The development of this site would place future residents within close proximity of the sustainable settlement of East Hoathly and its associated services and amenities. Given the scale of these developments, it is considered that they support the long term vitality of East Hoathly and also introduce new services and amenities within the settlement. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO4 Water Resources; SO6 Waste; SO7 Pollution and SO10 Landscape & Townscape** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain Given the quantum of development that has already been granted within the northern part of the site and the growth sought on the southern part of the site, it is considered that there could be minor negative effects on this SA Objective. Impacts could be mitigated through good design and compliance with local plan policies. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Given the quantum of development that has already been granted within the northern part of the site and the growth sought on the southern part of the site, it is considered that there could be minor negative effects on this SA Objective. mitigation measures and the application of Local Plan policies could mitigate some adverse effects but not all. The impact is considered to be minor negative as although development would have some impact on the landscape in this location, it is considered that if mitigations can be provided as has been demonstrated within the planning permission for the northern land parcel, then the impact will be lessened. **No significant effect: SO18 Economy & Employment** The type of proposed development means no significant effects on these SA Objectives. **Uncertain: SO2 Climate Change Adaption; SO5 Soil, Land & Minerals; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO16 Quality of Life & Place and SO20 Education & Skills** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The northern part of the site has extant planning permission for 205 (net) dwellings. The proposal for the remainder of the site is for 200 (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 170 dwellings in the southern part of the site and has been proposed for allocation on this basis. The site is located adjacent the existing built form of East Hoathly, which is considered a ‘sustainable settlement’ according to the settlement hierarchy and is included within the proposed settlement boundary for this settlement. The site conforms with the overall spatial strategy for development within Wealden as a whole as it is within reach via public transport of services and

	facilities within a sustainable settlement. The site is integrated into the existing settlement, however, there would be some mitigations required as part of the design to lessen the impacts on the wider landscape. The development of the site would need to provide a new vehicular access to the site from South Street, via neighbouring land that has also been submitted to the Council for assessment. The development of the site would also need to take into the consideration the group TPO located adjacent the sites western boundary and the risk of surface water flooding located within the northern part of the site. Development would also be required to consider the impact of development upon the countryside landscape to the south east of East Hoathly. The site would need to consider the impact of development upon the PRoW network that surrounds the site and the Conservation Area that lies to the north west. The site may also be impacted by odour from the East Hoathly Wastewater Treatment Works (WwTW) that lies near the south of the site. Further investigation may be required to determine whether there are archaeological remains present on the site, given the presence of an ANA.

SHELAA Ref: 782/1950 **SITE:** Land East of South Street (Site A), East Hoathly

SUMMARY OF RESULTS:	Site No: 782/1950 Name: Land east of South Street (Site A), East Hoathly																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:

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

	• Infrastructure
Cumulative Effects	The northern land parcel benefits from an extant reserved matters planning permission up to 55 (net) dwellings under planning reference WD/2019/1674/MAO. A reserved matters planning application pursuant to this outline is submitted under planning reference WD/2023/0633/MRM. The site does not currently benefit from planning permission nor any application for development. East Hoathly is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in East Hoathly. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO14 Housing** Given the size of the site and its potential to provide specialist forms of the housing alongside market housing, the impact on this SA Objective is expected to be a major positive if the site is brought forward and makes a positive contribution to meeting the district's housing needs. **Minor positive effects: SO3 Flood Risk; SO8 Green & Blue Infrastructure, SO9 Biodiversity; SO13 Travel & Accessibility; SO15 Health & Wellbeing; SO17 Social Deprivation and Town & Village Centres** Given the northern part of site benefits from an extant planning permission and that the southern part of the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be minor positive over all timeframes. The northern part of the site will significantly enhance green and blue infrastructure and biodiversity as part of the planning permission. Given the measures in the extant planning permission could be repeated for the remainder of the site if developed, minor positive effects are expected on this SA Objective. The northern part has achieved a suitable vehicular and pedestrian access as part of the approved planning permission. It is anticipated that this can also be achieved for the southern land parcel. Therefore, given the close proximity of the site to the existing services and amenities within East Hoathly, in addition to sustainable transport options to larger settlements, minor positive effects are expected on this SA Objective. Given the size of the proposed development, and the fact that large scale development will secure financial contributions to health & wellbeing for the Parish, it is likely there will be a minor positive effect on this SA Objective. The planning permission for the northern part of the site has provision made for affordable housing house build plots. Given the scale of proposal for the southern land parcel, it is likely that significant affordable homes could be secured. The development of this site would place future residents within close proximity of the sustainable settlement of East Hoathly and its associated services and amenities. Given the scale of these developments, it is considered that they support the long-term vitality of East Hoathly and also introduce new services and amenities within the settlement.

	Major negative effects: None **Minor negative effects: SO1 Climate Change Mitigation; SO4 Water Resources; SO6 Waste; SO7 Pollution and SO10 Landscape & Townscape** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Given the quantum of development that has already been granted within the northern part of the site and the growth sought on the southern part of the site, it is considered that there could be increased pressure on water resources, and Wealden is within a an area of serious water stress. Impacts could be mitigated through good design and compliance with local plan policies. Given the proposed scale of development and sites location at the southern edge of East Hoathly, is it likely that any development would introduce light pollution to the area. The site is within an area of the district classed by CPREs light pollution mapping as being darker. The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development in part due to the presence of Ancient Woodland to the south of the site and the Public Right of Way (PROW) that crosses the site. Although development would have some impact on the landscape in this location, it is considered that if mitigations can be provided as has been demonstrated within the planning permission for the northern land parcel, then the impact will be lessened. **No significant effect: SO11 Historic & Cultural Heritage; SO18 Economy & Employment; and SO19 Town & Village Centre** The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain: SO2 Climate Change Adaption; SO5 Soil, Land & Minerals; SO12 Digital Infrastructure; SO16 Quality of Life & Place and SO20 Education & Skills** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	Given the constraints identified within the evidence base and SA, and the extant planning permission on the northern parcels of land (WD/2019/1674/MAO and WD/2023/0633/MRM) within the site for up to 55 net dwellings, it is considered that the remainder of the site (the southern parcel of land) would only be appropriate for up to 30 (net) additional dwellings. The site has therefore been proposed for allocation of a total of up to 85 (net) dwellings. The site is located adjacent the existing built form of East Hoathly, which is considered a 'sustainable settlement' according to the settlement hierarchy and is included within the proposed settlement boundary for this settlement. The site conforms with the overall spatial strategy for development within Wealden as a whole as it is within reach via public transport of services and

	facilities within a sustainable settlement. The site is integrated into the existing settlement, however, there would be some mitigations required as part of the design to lessen the impacts on the wider landscape. The southern part of the site would be required to provide a vehicular access via land with planning permission to the north or provide a new access onto South Street, The ancient woodland protected by a group TPO on the southern part of the site and the deciduous woodland adjacent the eastern boundary would also require the provision of a suitable buffer. The public right of way within the site would require retention and enhancement and further investigation would also be required to any potential odour mitigation given the presence of the WwTW to the south of the site.

SHELAA Ref: 837/1950 **SITE:** Land East of South Street (Site B), East Hoathly

SUMMARY OF RESULTS:	Site No: 837/1950 Name: Land east of South Street (Site B), East Hoathly																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. East Hoathly is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in East Hoathly. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO14 Housing** The impact on this SA Objective is expected to be a major positive if this significant site is brought forward as it 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. **Minor positive effects: SO3 Flood Risk; SO 13 Travel & Accessibility; SO15 Health and Wellbeing and SO19 Town & Village Centres** Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for groundwater flooding and surface water flooding, the impact on this SA Objective is likely to be **minor positive** over all timeframes. The impact on this SA Objective is considered to be minor positive given the proximity of the site to existing bus stops and a sustainable settlement. However, it is acknowledged that pedestrian access to the site will need to be established via a crossing point or new footpaths on the south side of London Road and that details of the scheme are yet to be submitted. Whilst there are currently a lack of scheme details, given the proposed scale of the site, it is likely that contribution towards health and wellbeing provision will likely be achievable and the effect is therefore minor positive on this SA Objective Due to the location of the site and the significant scale of the proposed development, it is considered there would be minor positive effect on SA Objective 19. **Major negative effects: SO10 Landscape and Townscape** The scale of this development would have a significantly detrimental impact upon the existing landscape and townscape that would result in some impact. The site is severed from East Hoathly and is significantly more exposed in the landscape, therefore, a major negative effect is considered for this SA Objective. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO7 Pollution** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.

	Given the size of the site and quantum of development, an increase in air pollution from traffic emissions could occur however this can be somewhat mitigated by the sites location adjacent to existing services and facilities and close proximity to a well-connected bus service. **No significant effect: SO11 Historic & Cultural Heritage and SO18 Economy & Employment** The site will not impact upon any listed Buildings or conservation areas. The site lies within an ANA and investigations will be required; however, any development will still have no significant effect. Due to the proposals for the site, no significant effects are expected on SO18. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO17 Social Deprivation and SO20 Education & Skills** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation as development for this scale of housing as development is severed from East Hoathly and is significantly more exposed within the landscape, meaning that development would have a significant impact upon the landscape and townscape that could not be mitigated.

SHELAA Ref: 985/1950 **SITE:** Harrison's, South of London Road, East Hoathly

SUMMARY OF RESULTS:	Site No: 985/1950 Name: Harrison's, south of London Road, East Hoathly																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. East Hoathly is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in East Hoathly. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO14 Housing** The impact on this SA Objective is expected to be a major positive if this significant site is brought forward as it 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. **Minor positive effects: SO3 Flood Risk; SO 13 Travel & Accessibility and SO15 Health and Wellbeing** Given the site is not at risk of fluvial flooding or surface water flooding, and that policies within the plan will provide for suitable mitigation for groundwater flooding, the impact on this SA Objective is likely to be **minor positive** over all timeframes. The impact on this SA Objective is considered to be minor positive given the proximity of the site to existing bus stops and a sustainable settlement. However, it is acknowledged that pedestrian access to the site will need to be established via a crossing point or new footpaths on the south side of London Road and that details of the scheme are yet to be submitted. Whilst there are currently a lack of scheme details, given the proposed scale of the site, it is likely that contribution towards health and wellbeing provision will likely be achievable and the effect is therefore minor positive on this SA Objective **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution and SO10 Landscape and Townscape** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. The impacts on this SA Objective are likely to be minor negative overall due to air pollution from traffic emissions as given the size of the site as development will result in a significant number of additional cars on the road. This can be somewhat mitigated

	by the sites location adjacent to existing services and facilities and close proximity to a well connected bus service, although some impacts will remain. The impact is expected to be minor negative as development will have an impact on the existing landscape and townscape but this could be reduced through suitable mitigation measures. **No significant effect: SO11 Historic & Cultural Heritage; SO18 Economy & Employment and SO19 Town and Village Centre** The site will not impact upon any listed Buildings or conservation areas. The site lies within an ANA and investigations will be required; however, any development will still have no significant effect. Due to the proposals for the site, no significant effects are expected on SO18. It is considered that the long term viability of East Hoathly village centre will still continue if this site did not come forward, therefore no significant are expected on this SA Objective. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO17 Social Deprivation and SO20 Education & Skills** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 180 (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 150 (net) dwellings and has been proposed for allocation on this basis. Given the site's size (ha) 150 (net) dwellings is considered to be an appropriate density of development for the sites location. The site is within a sustainable location for growth, close to existing services and facilities and access via public transport to higher order sustainable settlements such as Hailsham and Uckfield. The site is well enclosed within the landscape, although any development would need to protect and enhance boundary vegetation and take into consideration the ancient woodland, TPO and priority habitat that surrounds the site to the south and west. The public right of way network that crosses the site and the Conservation Area to the south east would also require consideration. Mitigation measures would need to be identified for any development in line with other relevant Local Plan polices i.e. those on energy efficiency, flood risk, water efficiency, biodiversity, waste, pollution, health and wellbeing etc.

SHELAA Ref: 996/1950 **SITE:** Hesmonds Stud, East Hoathly

SUMMARY OF RESULTS:	Site No: 996/1950 Name: Hesmonds Stud, East Hoathly																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				
COMMENTARY:																				
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented																			
Mitigation Measures	Further information is required for the issues identified as uncertain. No mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport																			

	• Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. East Hoathly is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in East Hoathly. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO14 Housing; SO15 Health & Wellbeing and SO20 Education & Skills** Given the size of the site and its potential to provide specialist forms of the housing alongside market housing, the impact on this SA Objective is expected to be a major positive if the site is brought forward and makes a positive contribution to meeting the district's housing needs. Given that the site is in close proximity of health services and that the scale of development is likely to mean some degree of contributions towards and health and wellbeing improvements could be achieved. Furthermore, the proposals have indicated that leisure and community facilities could be provided on site, which will improve health and wellbeing. The effect is considered to be major positive. Given the size of the site there may be some degree of pressure on school place provision which would need to be investigated. The proposals have indicated that this could be met via the provision of an educational facility on-site, which could resolve. Therefore, the effects over the longer term are major positive at this time. **Minor positive effects: SO3 Flood Risk; SO 13 Travel & Accessibility; SO16 Quality of Life & Place; SO17 Social Deprivation and SO19 Town & Village Centres** Given that the proposals indicate that fluvial flood risk in the site can be managed and that policies within the plan will provide for suitable mitigation for the management of surface water runoff and groundwater flooding, the impact on this SA Objective is likely to be minor positive over all timeframes. The development is located in close proximity to a sustainable settlement and would benefit from sustainable forms of public transport. Furthermore, proposals for the site have indicated that developers will be seeking the creation of the 20-minute neighbourhood, therefore this results in a minor positive for this SA Objective. The proposed scheme looks to create safe, attractive and socially integrated spaces within the development to improve quality of life. This includes the creation of 20-minute neighbourhoods and the provision of leisure and community facilities. The effects are expected to be minor positive. The proposed scheme seeks to deliver a wider range of housing types, community spaces and infrastructure to assist in reducing social deprivation.

	The development of this site would place future residents within close proximity of the sustainable settlement of East Hoathly and its associated services and amenities. Furthermore, this site is likely to secure the long term future of the services and amenities located within East Hoathly as well as providing additional services and amenities for residents. **Major negative effects: SO7 Pollution** The impacts on this SA Objective are likely to be major negative overall due to air pollution from traffic emissions as given the size of the site as development will result in a significant number of additional cars on the road. This can be somewhat mitigated by the sites location adjacent to existing services and facilities and close proximity to a well connected bus service, although given the quantum of development significant impacts will remain. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO8 Green & Blue Infrastructure; SO9 Biodiversity and SO10 Landscape & Townscape** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Whilst the development is looking to enhance and protect green and blue infrastructure on the site, the development would result in the removal of ancient woodland, which is also classified as a priority habitat. The scale of this development would have a significantly detrimental impact upon the landscape that would result in some impact. However, it is acknowledged that the proposals include significant mitigations and enhancements to minimise the impacts upon the existing landscape and townscape. Therefore, a minor negative effect is considered for this SA Objective. **No significant effect: None** **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO11 Historic & Cultural Heritage SO12 Digital Infrastructure and SO18 Economy & Employment** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is rejected for allocation as whilst the development of the site would deliver significant positives in regards to housing provision and health and wellbeing benefits, there are significant concerns regarding the site. These are chiefly in regards to the impact of development upon the landscape and the biodiversity within the site. The development of the site cannot secure a vehicular access without the significant removal of ancient woodland located along the southern boundary of the site. Upon considering the planning balance of the loss of ancient woodland, against the positives that a development of this site may bring, it has been decided that that the former takes precedent. Therefore, despite the significant size of the site, it is not considered sufficient, in isolation, or combined with other adjacent land, to deliver a genuinely sustainable garden settlement/urban extension.

SHELAA Ref: 1202/1950 **SITE:** Old Whyly, London Road, East Hoathly

SUMMARY OF RESULTS:	Site No: 1202/1950 Name: Old Whyly, London Road, East Hoathly																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. East Hoathly is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in East Hoathly. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor positive effects: SO3 Flood Risk; SO 13 Travel & Accessibility and SO14 Housing** Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for groundwater flooding and surface water flooding, the impact on this SA Objective is likely to be **minor positive** over all timeframes. The impact on this SA Objective is considered to be minor positive given the proximity of the site to existing bus stops and a sustainable settlement. However, it is acknowledged that pedestrian access to the site will need to be established via the extension of pedestrian footpaths to be provided from the new development to the south east of the site. 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. **Major negative effects: SO8 Green & Blue Infrastructure; SO9 Biodiversity and SO10 Landscape and Townscape** The development would result in the removal of ancient woodland, which is also classified as a priority habitat, in order to achieve a suitable vehicular access to the site. The impact on SA Objectives SO8 and SO9 is therefore considered to be major negative. The scale of this development would have a significantly detrimental impact upon the landscape that would result in significant impact. Therefore, a major negative effect is considered for this SA Objective. It is noted that this landscape impact would be reduced should this site come forward as part of a comprehensive development with the site to the west (996/1950). **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. **No significant effect: SO7 Pollution; SO18 Economy & Employment and SO19 Town &Village Centres**

	The impacts on this SA Objective are likely to be minor negative in the short to medium term due to potential air pollution and construction work and traffic but no significant effect in the longer term and overall, as the site is within close proximity to public transport options, helping to reduce air pollution from travel. It is noted this is reliant on the site achieving pedestrian access via extension of footpaths on north side of London Road. Due to the proposals for the site, no significant effects are expected on SO18 and SO19. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO17 Social Deprivation and SO20 Education & Skills** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation as development for this scale of housing as development is visually severed from East Hoathly and would result in a significant landscape impact. Furthermore, the site cannot achieve a suitable vehicular access as this would result in the removal of ancient woodland and deciduous woodland. Therefore, the site is rejected for allocation.

Appendix A11h Parish: Fletching

SHELAA Ref: 013/1410 **SITE:** Copwood Farm, Rocks Road, Uckfield

SUMMARY OF RESULTS:	Site No: 013/1410 SITE: Copwood Farm, Rocks Road, Uckfield																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	Uckfield is classed as a sustainable settlement as it is one of the district's main towns, it has a number of primary schools, a secondary school, a minor injury hospital, supermarkets, some community hubs, and recreation area. The site does currently benefit from planning permission for a solar farm to on the southern part of the site (planning reference WD/2022/1244/MAJ). Further work will need to be undertaken to understand the impact of residential development on the remainder of the site on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.

Summary	The site is situated on the periphery of Uckfield, a sustainable settlement according to the settlement hierarchy. The site has access to public transport, services, and facilities in Uckfield. The site lies outside of the proposed development boundary for Uckfield. The site does not, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement. **Major positive effects: SO14 Housing** The site promotor has proposed a large development (332 net dwellings), which would make a positive contribution to the district's housing needs. However, the details are lacking as to any affordable housing provision etc. **Minor positive effects: SO7 Pollution** The site has planning permission (WD/2020/1244/MAJ) for a solar farm on the southern part of the site, this would positively contribute towards the district's objective for the provision of renewable energy sources. **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Biodiversity and SO10 Landscape & Townscape** All development will result in an increase in greenhouse gas emissions and waste production, additionally the scale of the proposed development will have negative impact upon the views of the open countryside landscape in this location. Although, the application of Local Plan policies should mitigate any negative impacts. **No significant effect: SO11 Historic & Cultural Heritage, SO18 Economy & Employment, SO19 Town & Village Centres and SO20 Education & Skills** The scale of proposed development and the site's location mean no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has been not taken forward for allocation as it is not in line with the spatial strategy for the district. Although it is well located in terms of its proximity and public transport and Uckfield town centre, a sustainable settlement, the A22 separates the site from the settlement as it is unknown how a suitable pedestrian infrastructure to enable connectivity across the A22 is to be provided for the development.

SHELAA Ref: 674/1410 **SITE:** Land North of Copwood Farm, A22, Uckfield

SUMMARY OF RESULTS:	Site No: 674/1410 SITE: Land north of Copwood Farm, A22, Uckfield																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	Uckfield is classed as a sustainable settlement as it is one of the district's main towns, it has a number of primary schools, a secondary school, a minor injury hospital, supermarkets, some community hubs, and recreation area. The site does not currently benefit from planning permission nor is there a planning application. Further work will need to be undertaken to understand the impact of residential development on the remainder of the site on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is situated on the periphery of Uckfield, a sustainable settlement according to the settlement hierarchy. The site has access to public transport, services, and facilities in Uckfield. The site lies outside of the proposed development boundary for Uckfield. The site does not, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement.

	Major positive effects: SO14 Housing The site promotor has proposed a large development (195 net dwellings), which would make a positive contribution to the district's housing needs. However, the details are lacking as to any affordable housing provision etc. **Minor positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is not risk of surface water or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution, SO9 Biodiversity, SO10 Landscape & Townscape and SO13 Travel & Accessibility** All development will result in an increase in greenhouse gas emissions and waste production, additionally the scale of the proposed development will have negative impact upon the views of the open countryside landscape in this location. Although, the application of Local Plan policies should mitigate any negative impacts. Expanding the existing vehicle access would be unsuitable due to its proximity to priority habitat, and it is unknown whether an access onto the A22 and pedestrian connection between the site and settlement centre would be viable. **No significant effect: SO11 Historic & Cultural Heritage, SO18 Economy & Employment, SO19 Town & Village Centres and SO20 Education & Skills** The scale of proposed development and the site's location mean no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has not been taken forward for allocation as it is not in line with the spatial strategy for the district. Although it is well located in terms of its proximity and public transport and Uckfield town centre, a sustainable settlement, the A22 separates the site from the settlement as it is unknown how a suitable pedestrian infrastructure to enable connectivity across the A22 is to be provided for the development.

Appendix A11i Parish: Framfield

SHELAA Ref: 002/1410 **SITE:** Bird In Eye Farm (South), Bird In Eye Hill, Uckfield

SUMMARY OF RESULTS:	Site No: 002/1410 SITE: Bird In Eye Farm (South), Bird In Eye Hill, Uckfield																			
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. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport

	• Infrastructure
Cumulative Effects	Uckfield is classed as a sustainable settlement as it is one of the district's main towns, it has a number of primary schools, a secondary school, a minor injury hospital, supermarkets, some community hubs and recreation area. The site does not currently benefit from planning permission and the site was rejected at planning appeal under planning reference WD/2021/2198/MAO. Should this planning application be granted permission for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is situated to the east of Uckfield, a sustainable settlement according to the settlement hierarchy, however, the site is separated from the settlement by Framfield Stream to the west. The site has access to public transport, services and facilities in Uckfield. The site promotor has proposed a large development (300 net dwellings) in this rural location however, which would make a positive contribution to the district's housing needs. No significant effects are also identified for biodiversity as mitigation measures in line with Local Plan policies are implemented, although there is potential for the provision of SANGs on the site providing a minor positive effect in regards to the provision of green/blue infrastructure. The majority of the site is within Flood Zone 1, although the land to the south and west of the site in the vicinity of Framfield Stream does have some flood risk as it is within Flood Zone 3. A suitable drainage strategy would need to accompany any planning application. Although the Bird in Eye Hill road connecting the site to the rest of Uckfield is within Flood Zone 3, as the road crosses the Framfield Stream, resulting in the potential for the site to isolated from the services and facilities of Uckfield when the area floods. Therefore, minor negative effects are likely for SO3. However, to address climate change adaptation (SO2) in terms of dealing with increased rainfall events and surface water, mitigation measures will need to be identified i.e. SuDS provision and therefore the effects on SO2 are uncertain at this time. The development of the site would result in a minor negative effect to be expected with regards to historic and cultural heritage as the site is adjacent to the Framfield conservation area and the Oasthouse to the northwest of Bird in Eye Farmhouse is surrounded by the fields in the north of the site, however, the existing farmyard has not been included within the proposed development site. Additionally, Hailwill Farm is an archaeological interest area adjacent to the site. It is likely that there will be no significant effect on the economy and employment as whilst short term jobs may be created in construction, the site is not proposing to provide any employment floorspace. In terms of education, it is considered there will be no significant effect as there is sufficient educational capacity within the area to accommodate projected growth. Minor negative effects have been identified in relation to climate change mitigation as development is always going to produce some degree of emissions. However, any impacts will be reduced, as far as possible, through the implementation of the relevant Local Plan policies. Minor negative effects have also been identified for waste as this will increase as a result of development,

	although suitable mitigation and the implementation of the relevant Local Plan policies should reduce the impacts. Furthermore, the development of this proposed scale would have major negative effects on pollution, without extensive mitigation being implemented. Minor negative effects have also been identified with regards to landscape and townscape as the site lies within a rural location surrounded by open countryside, with views from the wider landscape, and the site is not well enclosed from the road to the south, the upper part of the site is more visible in the wider landscape. However, the implementation of the relevant Local Plan policies should reduce the impacts. There are a number of health services and facilities within Uckfield, together with the clinical area working at 86% of existing capacity. Minor negative effects are also likely against SO19 as Uckfield has an array of services and facilities, it is classed as a sustainable settlement in the settlement hierarchy; however, the size of the site would result in the need for significant traffic management infrastructure within the town centre to mitigate potential congestion caused by developing this site. As things stand major negative effects are likely against SO13 as a new improved vehicle access will need to be provided for the site and the large number of proposed dwellings on the site. The semi-rural location of the site and the potential for traffic congestion within the Uckfield town centre due to the size of the site will require a further detailed transport assessment on the impact on impact of development on the town centre and local highway network. There are several uncertain effects including the water resource/quality. Further detail is required to understand what scale of development could be accommodated and whether appropriate mitigation measures can be provided. Other uncertain effects are due to a lack of information at this stage with regards to any development of the site and the fact that other Local Plan policies will influence the effects.
Selected / Rejected for allocation	The site is rejected for allocation as it is severed from Uckfield by the Framfield Stream, meaning it is detached from services and facilities. There is no access to sustainable transport, including pedestrian links and cycle infrastructure, and the site would create car dependent development. It is considered that the severance and sustainable transport issues cannot be overcome. This is not in conformity with the overall spatial strategy for the district. The site also has significant flood risk along the road that connects the site with the rest of Uckfield and the likely has a high level of biodiversity and green infrastructure value that would be adversely affected by development.

SHELAA Ref: 028/1410 **SITE:** Cysley's Farm, Old Eastbourne Road, Uckfield

SUMMARY OF RESULTS:	Site No: 028/1410 SITE: Cysley's Farm, Old Eastbourne Road, Uckfield																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	Uckfield is classed as a sustainable settlement as it is one of the district's main towns, it has a number of primary schools, a secondary school, a minor injury hospital, supermarkets, some community hubs and recreation area. The site does not currently benefit from planning permission, although there is an ongoing application for development (planning reference WD/2022/2785/MAO). Should this planning application be granted permission for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is situated on the periphery of Uckfield, a sustainable settlement according to the settlement hierarchy. The site has access to public transport, services and facilities in Uckfield. The site lies within the proposed development boundary for

	Uckfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement. **Major positive effects: SO14 Housing** The site promotor has proposed a large development (145 net dwellings), which would make a positive contribution to the district's housing needs. However, the details are lacking as to any affordable housing provision etc. **Minor positive effects: SO3 Flood Risk and Biodiversity** The site promotor has proposed that the provision of a SANG on the site that will be beneficial for the biodiversity of the area, this will include the part of the site within Flood Zone 3 as well as a suitable buffer zone with the implementation of suitable SuDs. Therefore, having a minor positive impact to these sustainability objectives. **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution and SO10 Landscape & Townscape** All development will result in an increase in greenhouse gas emissions and waste production, additionally the scale of the proposed development will have negative impact upon the views of the open countryside landscape in this location. Although, the application of Local Plan policies should mitigate any negative impacts. **No significant effect: Green & Blue Infrastructure, SO11 Historic & Cultural Heritage, SO13 Travel & Accessibility, SO18 Economy & Employment, SO19 Town & Village Centres and SO20 Education & Skills** The scale of proposed development and the site's location mean no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal is for 145 (net) dwellings. Given the findings of the evidence base and SA, it is considered that the site is appropriate for 145 (net) dwellings and has been proposed for allocation on this basis. The site is in line with the spatial strategy for the district, being well located in terms of its proximity and public transport access to, Uckfield, a sustainable settlement. The site is also contained within the wider landscape, having a moderate sensitivity to development. Additionally, the site promotor has proposed the provision a SANG on the site, which will benefit the local biodiversity. Parts of this sloping site are prominent in the wider landscape particularly in views from the north and east. Any proposals on the site should minimise the influence of development in outward views from Uckfield, maintaining the wooded character of the

	landscape. Any development would be required to take these landscape features into account and the developable area has been reduced accordingly. The development of the site for housing would need to consider highways improvements for a new vehicular access and provision of pedestrian connectivity to the footpath along Old Eastbourne Road to the northwest. Development would also require that a suitable buffer zone around the Flood Zone 3 surrounding Framfield Stream and SuDs are implemented to reduce the flood risk in the area.

SHELAA Ref: 127/1410 **SITE:** Bird In Eye Farm (North), Bird In Eye Hill, Uckfield

SUMMARY OF RESULTS:	Site No: 127/1410 SITE: Bird In Eye Farm (North), Bird In Eye Hill, Uckfield																		
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. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport • Infrastructure

Cumulative Effects	Uckfield is classed as a sustainable settlement as it is one of the district's main towns, it has a number of primary schools, a secondary school, a minor injury hospital, supermarkets, some community hubs and recreation area. The site does not currently benefit from planning permission nor any application for development. Should this planning application be granted permission for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is situated to the east of Uckfield, a sustainable settlement according to the settlement hierarchy, however, the site is separated from the settlement by the River Uck and Framfield Stream to the northwest and west respectively. The site has access to public transport, services and facilities in Uckfield. The site promotor has proposed a large residential development (300 net dwellings) in this rural location however, which would make a positive contribution to the district's housing needs. Minor negative effects are also identified for biodiversity due to the potential impacts on the River Uck and its Headwaters biodiversity opportunity area, ancient deciduous woodland and the priority habitat traditional orchid on the site. Although, there is potential for the provision of green/blue infrastructure mitigation methods on the site, therefore having no significant effect on SO8. No significant effects are identified for historic and cultural heritage (SO11) as the site is not within a conservation area or within close proximity to heritage assets. The majority of the site is within Flood Zone 1, although the land to the north and west of the site in the vicinity of the River Uck and Framfield Stream does have some flood risk as it is within Flood Zone 3. A suitable drainage strategy and buffer zone would need to accompany any planning application. Furthermore, the Bird in Eye Hill road connecting the site to the rest of Uckfield is within Flood Zone 3, as the road crosses the Framfield Stream, resulting in the potential for the site to isolated from the services and facilities of Uckfield when the area floods. Therefore, minor negative effects are likely for SO3. However, to address climate change adaptation (SO2) in terms of dealing with increased rainfall events and surface water, mitigation measures will need to be identified i.e. SuDS provision and therefore the effects on SO2 are uncertain at this time. The development of the site would result in a major positive effect on the economy and employment as there is potential for the provision of 1,000sqm of employment floorspace as well as short term jobs may be created in construction. In terms of education, it is considered there will be no significant effect as there is sufficient educational capacity within the area to accommodate projected growth. Minor negative effects have been identified in relation to climate change mitigation as development is always going to produce some degree of emissions. However, any impacts will be reduced, as far as possible, through the implementation of the relevant Local Plan policies. Minor negative effects have also been identified for waste as this will increase as a result of development, although suitable mitigation and the implementation of the relevant Local Plan policies should reduce the impacts. Furthermore, the development of this proposed scale would have major negative effects on pollution, without extensive mitigation being implemented.

	Minor negative effects have also been identified with regards to landscape and townscape as the site lies within a rural location surrounded by open countryside, with the rising valley slopes on the site being relatively open in character, with the elevated area being visually prominent in the wider landscape and long range views westwards towards the town. However, the implementation of the relevant Local Plan policies should reduce the impacts. There are a number of health services and facilities within Uckfield, together with the clinical area working at 86% of existing capacity. Minor negative effects are also likely against SO19 as Uckfield has an array of services and facilities, it is classed as a sustainable settlement in the settlement hierarchy; however, the size of the site would result in the need for significant traffic management infrastructure within the town centre to mitigate potential congestion caused by developing this site. As things stand major negative effects are likely against SO13 as an improved vehicle access will need to be provided for the site and the large number of proposed dwellings and employment floorspace on the site. The semi-rural location of the site and the potential for traffic congestion within the Uckfield town centre due to the size of the site will require a further detailed transport assessment on the impact on impact of development on the town centre and local highway network. There are several uncertain effects including the water resource/quality. Further detail is required to understand what scale of development could be accommodated and whether appropriate mitigation measures can be provided. Other uncertain effects are due to a lack of information at this stage with regards to any development of the site and the fact that other Local Plan policies will influence the effects.
Selected / Rejected for allocation	The site is rejected for allocation as it is severed from Uckfield by the River Uck and Framfield Stream, meaning it is detached from services and facilities. There are legal implications for the provision of pedestrian link to the Uckfield town centre, and the site would create car dependent development. It is considered that the landscape and transport issues cannot be overcome. This is not in conformity with the overall spatial strategy for the district. The site also has significant flood risk along the road that connects the site with the rest of Uckfield and the northern boundary, reducing the developable area of the site, furthermore the site likely has a high level of biodiversity and green infrastructure value that would be adversely affected by development.

SHELAA Ref: 194/1410 **SITE:** Land off Old Eastbourne Road, Uckfield

SUMMARY OF RESULTS:	Site No: 194/1410 SITE: Land off Old Eastbourne Road, Uckfield																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	Uckfield is classed as a sustainable settlement as it is one of the district's main towns, it has a number of primary schools, a secondary school, a minor injury hospital, supermarkets, some community hubs and recreation area. The site does not currently benefit from planning permission nor any application for development. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is situated on the periphery of Uckfield, a sustainable settlement according to the settlement hierarchy. The site has access to public transport, services and facilities in Uckfield. The southern field of the site lies within the proposed development boundary for Uckfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement.

	Major positive effects: SO14 Housing The site promotor has proposed a large development (100 net dwellings), which would make a positive contribution to the district's housing needs. However, the details are lacking as to any affordable housing provision etc. **Minor positive effects: None** **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution, SO9 Biodiversity and SO10 Landscape & Townscape** All development will result in an increase in greenhouse gas emissions and waste production, additionally the scale of the proposed development will have negative impact upon the views of the open countryside landscape in this location. Although, the application of Local Plan policies should mitigate any negative impacts. **No significant effect: SO11 Historic & Cultural Heritage, SO18 Economy & Employment, SO19 Town & Village Centres and SO20 Education & Skills** The scale of proposed development and the site's location mean no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 100 (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 30 (net) dwellings in the southern part of the site and has been proposed for allocation on this basis. The northern portions of the site are partially covered by Flood Risk Zones 2 and 3, which would preclude residential development in this part of the site. The field in the southern part of the site is outside of the Flood Zone 3, better enclosed from wider views by treelines along its border and is situated within the proposed development boundary for Uckfield. Therefore, conforming with the overall spatial strategy for development within Wealden. The site as submitted does not have a suitable access to the highway network. However, the adjoining site at Cysley's Farm (SHELAA reference 028/1410) is capable of providing a vehicular access from the Eastbourne Road and it is therefore considered that the most south-eastern field adjoining the neighbouring SHELAA site may be accessible if brought forward comprehensively.

SHELAA Ref: 209/2020 **SITE:** Land off B2102, Framfield

SUMMARY OF RESULTS:	Site No: 209/2020 SITE: Land off B2102, Framfield																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	Framfield is classed as a sustainable settlement despite its lack of services and facilities as it has a primary school, community hub and recreation area, because it is close to Uckfield (a higher order sustainable settlement). The site does not currently benefit from planning permission nor any application for development. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is situated on the periphery of Framfield, a sustainable settlement according to the settlement hierarchy. The site has poor access to public transport, services and facilities and any future residents of this site would need to travel to Uckfield and further afield, by private car, to access these.

	The site promotor has proposed a large development (200 to 250 net dwellings) in this rural location however, which would make a positive contribution to the district's housing needs. However, this scale of development on this site would be detrimental to the character of the existing character of Framfield. Minor positive effects are also identified for biodiversity as mitigation measures in line with Local Plan policies are implemented, such as biodiversity net gain and green/blue infrastructure. The site is within Flood Zone 1 and is not at risk of fluvial flooding. A suitable drainage strategy would need to accompany any planning application. Therefore, minor positive effects are likely for SO3. However, to address climate change adaptation (SO2) in terms of dealing with increased rainfall events and surface water, mitigation measures will need to be identified i.e. SuDS provision and therefore the effects on SO2 are uncertain at this time. The development of the site would result in a minor negative effect to be expected with regards to historic and cultural heritage as although the site is not within a conservation area, the Grange Farm House and Framfield Grange are two grade II listed buildings located on the south of the site, which could be affected by any development and therefore the setting of the heritage asset will need to be considered within the design of any development on this site. It is likely that there will be no significant effect on the economy and employment as whilst short term jobs may be created in construction, the site is not proposing to provide any employment floorspace. In terms of education, it is considered there will be no significant effect as there is sufficient educational capacity within the area to accommodate projected growth. Minor negative effects have been identified in relation to climate change mitigation as development is always going to produce some degree of emissions. However, any impacts will be reduced, as far as possible, through the implementation of the relevant Local Plan policies. Minor negative effects have also been identified for waste as this will increase as a result of development, although suitable mitigation and the implementation of the relevant Local Plan policies should reduce the impacts. Furthermore, the development of this proposed scale would have major negative effects on pollution, without extensive mitigation being implemented. Minor negative effects have also been identified with regards to landscape and townscape as the site lies within a rural location surrounded by open countryside, with views from the wider landscape, and the site is not well enclosed from the road to the south, the upper part of the site is more visible in the wider landscape. However, the implementation of the relevant Local Plan policies should reduce the impacts. The lack of health services and facilities within Framfield, together with the clinical area working at 86% of existing capacity, and the accessibility issues with reaching services in Uckfield means it is likely that there will be minor negative effects against SO13. No significant effects are also likely against SO19 as although Framfield has limited services and facilities, it is classed as a sustainable settlement in the settlement hierarchy and has sustainable transport access to Uckfield which is a larger centre. Although it is unlikely that any development of this site would improve the level of service provision within the village.

Selected / Rejected for allocation	The site has been rejected for allocation as there are several uncertain effects including the vehicular and pedestrian access to the site, although there may be the potential to provide a vehicular and pedestrian access point to/from the B2102 but this would involve hedgerow clearance. Further detail is required to understand what scale of development could be accommodated and whether appropriate mitigation measures can be provided. Other uncertain effects are due to a lack of information at this stage with regards to any development of the site and the fact that other Local Plan policies will influence the effects.

SHELAA Ref: 251/1790 **SITE:** Blackboys Inn and Adjoining Land, Lewes Road, Blackboys

SUMMARY OF RESULTS:	Site No: 251/1790	SITE: Blackboys Inn and adjoining land, Lewes Road, Blackboys																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	Blackboys is classed as a sustainable settlement despite its lack of services and facilities as it has a primary school, community hub and recreation area, because it is close to Uckfield (a higher order sustainable settlement). The site does not currently benefit from planning permission nor any application for development. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is situated on the periphery of Blackboys, a sustainable settlement according to the settlement hierarchy. The site has poor access to public transport, services and facilities and any future residents of this site would need to travel to Uckfield and further afield, by private car, to access these.

	The site promotor has proposed a large development (100 net dwellings) in this rural location however, given the potential landscape impacts of the site the capacity of the site has been reduced (9 net dwellings), which would make a positive contribution to the district's housing needs. Minor positive effects are also identified for biodiversity as mitigation measures in line with Local Plan policies are implemented, such as biodiversity net gain and green/blue infrastructure. The site is within Flood Zone 1 and is not at risk of fluvial flooding. A suitable drainage strategy would need to accompany any planning application. Therefore, minor positive effects are likely for SO3. However, to address climate change adaptation (SO2) in terms of dealing with increased rainfall events and surface water, mitigation measures will need to be identified i.e. SuDS provision and therefore the effects on SO2 are uncertain at this time. The development of the site would result in a minor negative effect to be expected with regards to historic and cultural heritage as although the site is not within a conservation area, the Blackboys Inn is a grade II listed building located on the southern part of the site, which could be affected by any development and therefore the setting of the heritage asset will need to be considered within the design of any development on this site. It is likely that there will be no significant effect on the economy and employment as whilst short term jobs may be created in construction, the site is not proposing to provide any employment floorspace. In terms of education, it is considered there will be no significant effect as there is sufficient educational capacity within the area to accommodate projected growth. Minor negative effects have been identified in relation to climate change mitigation as development is always going to produce some degree of emissions. However, any impacts will be reduced, as far as possible, through the implementation of the relevant Local Plan policies. Minor negative effects have also been identified for waste and pollution as this will increase as a result of development, although suitable mitigation and the implementation of the relevant Local Plan policies should reduce the impacts. Minor negative effects have also been identified with regards to landscape and townscape as the site lies within a rural location surrounded by open countryside, with views to the south / south-west, and whilst the site is well enclosed from the road to the east and south, the upper part of the site is more visible in the wider landscape. However, limiting the developable area of the site to land along School Lane, and with suitable mitigation and the implementation of the relevant Local Plan policies should reduce the impacts. The lack of health services and facilities within Blackboys, together with the clinical area working at 86% of existing capacity, and the accessibility issues with reaching services in Uckfield means it is likely that there will be minor negative effects against SO13. No significant effects are also likely against SO19 as although Blackboys has limited services and facilities, it is classed as a sustainable settlement in the settlement hierarchy and has sustainable transport access to Uckfield which is a larger centre. Although it is unlikely that any development of this site would improve the level of service provision within the village.

	There are several uncertain effects including the vehicular and pedestrian access to the site, although there may be the potential to provide a vehicular and pedestrian access point to/from School Lane but this would involve hedgerow clearance. Further detail is required to understand what scale of development could be accommodated and whether appropriate mitigation measures can be provided. Other uncertain effects are due to a lack of information at this stage with regards to any development of the site and the fact that other Local Plan policies will influence the effects. Owing to the rural character and setting of this site, limiting the development of the site to the east along School Lane would be a continuation of the existing linear residential housing along the western side of School Lane. The fact it is on the periphery of a sustainable settlement with access to sustainable transport to large centres, part of the site is likely to be suitable for development at a smaller-scale than originally proposed.
Selected / Rejected for allocation	The proposal for the site is for 100 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 9 (net) dwellings along the frontage of the site (School Lane), as it would be a continuation of the existing linear residential built form and has been proposed for allocation on this basis. The development of the whole of the site would be out of keeping with the village, particularly to the west of the site, which is more prominent within the landscape. The 2023 Landscape Sensitivity Assessment confirms that the site has moderate sensitivity to residential development, in part due to the intact historic fields pattern and rural backdrop the site provides to the historic Blackboys Inn. However, it also notes that in the north of the site (adjacent to existing linear settlement along School Lane), where enclosed by existing vegetation, it is less sensitive. A full transport assessment would be required to assess the suitability of any access to the serve development and any development scheme would need to reflect topographical constraints, and the proximity of listed buildings to the site.

SHELAA Ref: 289/1410 **SITE:** Land by Croft House, Old Eastbourne Road, Uckfield

SUMMARY OF RESULTS: SA EFFECTS	Site No: 289/1410 SITE: Land by Croft House, Old Eastbourne Road, Uckfield																			
	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	Uckfield is classed as a sustainable settlement as it is one of the district's main towns, it has a number of primary schools, a secondary school, a minor injury hospital, supermarkets, some community hubs and recreation area. The site does not currently benefit from planning permission nor any application for development. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is situated on the rural outskirts of Uckfield, a sustainable settlement according to the settlement hierarchy. The site has access to public transport, services and facilities in Uckfield. The site lies outside the proposed development boundary for Uckfield, although it is in close proximity. The site does not, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is not within the development boundary of a sustainable settlement.

	Major positive effects: None **Minor positive effects: SO14 Housing** The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is not known and details are lacking as to any affordable housing provision etc. **Major negative effects: SO10 Landscape & Townscape** Development of the site in this rural location will have negative impact upon the historic field patterns and open countryside/landscape in this location as the site is not well enclosed due to the short hedgerows along the site's boundaries, which provide very little screening from the wider views, particularly from the road to the north. The implementation of suitable landscape mitigation for the whole of the site would not be viable. **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution, SO11 Historic & Cultural Heritage and SO13 Travel & Accessibility** All development will result in an increase in greenhouse gas emissions and waste production. Additionally the speed limit of the highway in this location would make the required new vehicle access difficult and improvements to the existing access will negatively impact the existing access to the adjacent dwelling. Furthermore, the development of the site has potential to impact the setting of the grade II listed Cysley's Farmhouse, which lies within close proximity to the site. The application of Local Plan policies should mitigate negative impacts, although this is not certain. **No significant effect: SO3 Flood Risk, SO09 Biodiversity, SO18 Economy & Employment, SO19 Town & Village Centres and SO20 Education & Skills** The scale of proposed development and the site's location mean no significant effects on these SA Objectives. **Uncertain: SO2 Climate Change, SO4 Water Resource/Quality, SO5 Soil, Land & Minerals, SO8 Green & Blue Infrastructure, SO12 Digital Infrastructure, SO15 Health & Wellbeing, SO16 Quality of Life & Place and SO17 Social Deprivation** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation as it is considered that development of the site would be detrimental to the visual amenity of the open countryside south of Uckfield, due to the low hedgerows along the site boundaries, which provide very little screening from wider views. The implementation of suitable landscape mitigation for the whole of the site would not be viable.

	Additionally, the provision of a suitable new access is hindered by the speed limit in this location as well as the potential for the development to negatively impact the nearby grade II listed Cysley's Farmhouse. Furthermore, although the site is close to the residential fringe south of Uckfield, it is outside of the proposed development boundary for the settlement, as development further along Old Eastbourne Road here would be prominent in the landscape along the ridgeline in this location.

SHELAA Ref: 297/1410 **SITE:** Land adjacent to Croft House, Old Eastbourne Road, Uckfield

SUMMARY OF RESULTS:	**Site No: 297/1410**				**SITE: Land adjacent to Croft House, Old Eastbourne Road, Uckfield**															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	Uckfield is classed as a sustainable settlement as it is one of the district's main towns, it has a number of primary schools, a secondary school, a minor injury hospital, supermarkets, some community hubs and recreation area. The site does not currently benefit from planning permission nor any application for development. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is situated on the rural outskirts of Uckfield, a sustainable settlement according to the settlement hierarchy. The site has access to public transport, services and facilities in Uckfield. The site lies outside the proposed development boundary for Uckfield. The site does not, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is not within a sustainable settlement.

	Major positive effects: None **Minor positive effects: SO14 Housing** The site promotor has proposed a large development (84 net dwellings), which would make a positive contribution to the district's housing needs. However, the details are lacking as to any affordable housing provision etc. **Major negative effects: SO10 Landscape & Townscape** Development of the site in this rural location will have negative impact upon the historic field patterns and open countryside landscape in this location as the site is not well enclosed due to the short hedgerows along the site's boundaries provide very little screening from the wider views, particularly from the road to the north. The implementation of suitable landscape mitigation for the whole of the site would not be viable. **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution and SO13 Travel & Accessibility** All development will result in an increase in greenhouse gas emissions and waste production, additionally the speed limit of the highway in this location would make the required new vehicle access difficult and improvements to the existing access will negatively impact the existing access to the adjacent dwelling. Although the application of Local Plan policies should mitigate any negative impacts. **No significant effect: SO3 Flood Risk, SO09 Biodiversity, SO11 Historic & Cultural Heritage, SO18 Economy & Employment, SO19 Town & Village Centres and SO20 Education & Skills** The scale of proposed development and the site's location mean no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation as it is considered that development of the site would be detrimental to the important visual amenity for the open countryside south of Uckfield, due to the low hedgerows along the site boundaries provide very little screening of from wider views. Additionally, the provision of a suitable new access is hindered by the speed limit in this location as well as the impeding upon the existing access to the adjacent dwelling along the only suitable frontage onto the highway.

SHELAA Ref: 400/1410 **SITE:** Land at High Cross Farm, Old Eastbourne Road, Uckfield

SUMMARY OF RESULTS: SA EFFECTS	Site No: 400/1410 SITE: Land at High Cross Farm, Old Eastbourne Road, Uckfield																		
	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	Uckfield is classed as a sustainable settlement as it is one of the district's main towns, it has a number of primary schools, a secondary school, a minor injury hospital, supermarkets, some community hubs and recreation area. The site does not currently benefit from planning permission nor any application for development. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is situated on the rural outskirts of Uckfield, a sustainable settlement according to the settlement hierarchy. The site has access to public transport, services and facilities in Uckfield. The site lies outside the proposed development boundary for Uckfield. The site does not, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is not within a sustainable settlement.

	Major positive effects: SO14 Housing The site promotor has proposed a large development (950 net dwellings), which would make a positive contribution to the district's housing needs. However, the details are lacking as to any affordable housing provision etc. **Minor positive effects: None** **Major negative effects: SO3 Flood Risk and SO10 Landscape & Townscape** Development of this large site in this rural location will have negative impact upon the historic field patterns and countryside landscape in this location as the site is detached from any settlement and consists of large areas of ancient woodland. The site is divided into two by the Ridgewood Stream and the Flood Zones 2 and 3 that surround it, the large scale of proposed development and loss of large quantities of vegetation on the site would increase the flood risk along the stream. **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution, SO9 Biodiversity and SO13 Travel & Accessibility** All development will result in an increase in greenhouse gas emissions and waste production as well as be harmful to the ancient woodland, priority habitats and protected watercourse on the site, although the application of Local Plan policies should mitigate any negative impacts. Additionally, given the size of the proposed development and that there has been no travel plan or transport assessment submitted it is likely to negatively impact the sustainable travel SO, furthermore the site is divided into two by the Ridgewood Stream and ancient woodland resulting in the need for two vehicular accesses for the development of this site. However, the existing access to the north will need substantial improvements due to the speed limit of the highway in this location as well as the need for a new access onto the A22, which is hindered by the small frontage of the site along the highway and proximity to the existing roundabout given the speed limit of the A22 in this location also. **No significant effect: SO11 Historic & Cultural Heritage, SO18 Economy & Employment, and SO20 Education & Skills** The scale of proposed development and the site's location mean no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects. Owing to the rural character and setting of this site, the provision of suitable vehicle access for both the northern and southern parts of the site being unlikely and the significant impacts development of this site would have on the flood risk and pollution in a rural location and landscape and character of the historic fields and ancient deciduous woodland between of Old Eastbourne Road and the A22, it is unlikely to be suitable for development.
Selected / Rejected for allocation	The site is not taken forward for allocation as it is considered that development of the site would be detrimental to the important rural landscape for the countryside south of Uckfield, due to the potential for harm to the large areas of ancient woodland, priority habitats and the protected watercourse on the site. Additionally, the size of the development is likely to put further strain onto the congestion of the nearby highways especially as there has been no travel plan or travel assessment submitted. Furthermore, the

	site is split into two by the Ridgewood Stream and Ancient woodland, which therefore requires the provision of two suitable vehicular accesses and these are hindered by the speed limit in both suitable locations, onto Old Eastbourne Road to the north and the A22 to the south.

SHELAA Ref: 401/2020 **SITE:** The Barn Field, Gatehouse Lane, Framfield

SUMMARY OF RESULTS:	Site No: 401/2020 SITE: The Barn Field, Gatehouse Lane, Framfield																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	Framfield is classed as a sustainable settlement despite its lack of services and facilities as it has a primary school, community hub and recreation area, because it is close to Uckfield (a higher order sustainable settlement). The site does not currently benefit from planning permission nor any application for development. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is situated on the periphery of Framfield a sustainable settlement according to the settlement hierarchy. Although site has poor access to public transport, services and facilities and any future residents of this site would need to travel to Uckfield and further afield, by private car, to access these. The site lies outside the proposed development boundary for Framfield. The

	site does not, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is not within a sustainable settlement. **Major positive effects: None** **Minor positive effects: SO9 Biodiversity and SO14 Housing** The site promotor has proposed a small development (6 net dwellings), which would make a positive contribution to the district's housing needs. However, the details are lacking as to any affordable housing provision etc. Furthermore, development of the site has the potential to implement suitable biodiversity mitigation methods and therefore make a positive impact upon the local biodiversity. **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution, SO10 Landscape & Townscape, SO11 Historic & Cultural Heritage and SO13 Travel & Accessibility** All development will result in an increase in greenhouse gas emissions and waste production, additionally site is considered to be of moderate to high sensitivity within the Council's landscape evidence base primarily due to its elevated position on the ridgeline and strong visual relationship with the surrounding hills, including to the High Weald National Landscape, which increases sensitivity. Although the application of Local Plan policies should mitigate any negative impacts. Furthermore, there is currently no pedestrian access to the site as there are no pavements along this part of Gatehouse Lane and widening the existing access to provide a suitable access for residential development would result in the removal of vegetation along the site boundaries. **No significant effect: SO3 Flood Risk, SO09 Biodiversity, SO11 Historic & Cultural Heritage, SO18 Economy & Employment, SO19 Town & Village Centres and SO20 Education & Skills** The scale of proposed development and the site's location mean no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation as it is considered that development of the site would be detrimental to the rural landscape east of Framfield, due to the site being detached from the settlement down a country lane and the need to remove vegetation along the sites frontage to provide suitable visibility splays for an improved vehicle access and for a footpath along Gatehouse Lane. low hedgerows along the site boundaries provide very little screening of from wider views.

SHELAA Ref: 417/2020 **SITE:** Land at Merrywell, Gatehouse Lane

SUMMARY OF RESULTS:	Site No: 417/2020 SITE: Land at Merrywell, Gatehouse Lane																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	Framfield is classed as a sustainable settlement despite its lack of services and facilities as it has a primary school, community hub and recreation area, because it is close to Uckfield (a higher order sustainable settlement). The site does not currently benefit from planning permission nor any application for development. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is situated on the periphery of Framfield a sustainable settlement according to the settlement hierarchy, however the site has poor pedestrian connectivity to the settlement. The site has poor access to public transport, services and facilities and any future residents of this site would need to travel to Uckfield and further afield, by private car, to access these.

	The site promotor has proposed a large development (7-net dwellings) in this rural location however, which would make a positive contribution to the district's housing needs. However, the location of development on this site would be separate from the existing character of Framfield. Minor positive effects are also identified for biodiversity as mitigation measures in line with Local Plan policies are implemented, such as biodiversity net gain and green/blue infrastructure. The site is within Flood Zone 1 and is not at risk of fluvial flooding. A suitable drainage strategy would need to accompany any planning application. Therefore, minor positive effects are likely for SO3. However, to address climate change adaptation (SO2) in terms of dealing with increased rainfall events and surface water, mitigation measures will need to be identified i.e. SuDS provision and therefore the effects on SO2 are uncertain at this time. The development of the site would result in a minor negative effect to be expected with regards to historic and cultural heritage as the Site is with close proximity to the Framfield Conservation Area to the west, the setting of which could be affected by any development and therefore the setting of the Conservation Area will need to be considered within the design of any development on this site. It is likely that there will be no significant effect on the economy and employment as whilst short term jobs may be created in construction, the site is not proposing to provide any employment floorspace. In terms of education, it is considered there will be no significant effect as there is sufficient educational capacity within the area to accommodate projected growth. Minor negative effects have been identified in relation to climate change mitigation as development is always going to produce some degree of emissions. However, any impacts will be reduced, as far as possible, through the implementation of the relevant Local Plan policies. Minor negative effects have also been identified for waste as this will increase as a result of development, although suitable mitigation and the implementation of the relevant Local Plan policies should reduce the impacts. Furthermore, the development of this proposed scale would have major negative effects on pollution, without extensive mitigation being implemented. Minor negative effects have also been identified with regards to landscape and townscape as the site lies within a rural location surrounded by open countryside, with views from the wider landscape, and the site is not well enclosed from the road to the south, the upper part of the site is more visible in the wider landscape. However, the implementation of the relevant Local Plan policies should reduce the impacts. The lack of health services and facilities within Framfield, together with the clinical area working at 86% of existing capacity, and the accessibility issues with reaching services in Uckfield means it is likely that there will be minor negative effects against SO13. No significant effects are also likely against SO19 as although Framfield has limited services and facilities, it is classed as a sustainable settlement in the settlement hierarchy and has sustainable transport access to Uckfield which is a larger centre. Although it is unlikely that any development of this site would improve the level of service provision within the village.

	There are several uncertain effects including the vehicular and pedestrian access to the site, although there may be the potential to provide a newa vehicular access point to/from the Gatehouse Lane and provide a footpath along the verge, but this would involve hedgerow clearance. Further detail is required to understand what scale of development could be accommodated and whether appropriate mitigation measures can be provided. Other uncertain effects are due to a lack of information at this stage with regards to any development of the site and the fact that other Local Plan policies will influence the effects.
Selected/Rejected for allocation	The site has been rejected for allocation as the site has poor access to public transport, services and facilities and any future residents of this site would need to travel to Uckfield and further afield, by private car, to access these. Additionally, the site has poor pedestrian connectivity with the services and facilities in Framfield. Furthermore, development of the site would be harmful to the setting of both the Framfield Conservation Area and the rural landscape to the west of Framfield, due to the site being surrounded by open countryside with views from the wider landscape.

Appendix A11j Parish: Frant

SHELAA Ref: 063/1610 **SITE:** Land at Benhall Mill Road, Tunbridge Wells

SUMMARY OF RESULTS:	Site No: 063/1610 Name: Land at Benhall Mill Road, Tunbridge Wells																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Landscape and townscape • Health and wellbeing • Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Tunbridge Wells is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. The settlement lies outside the administrative boundaries of Wealden. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor positive effects: SO3 Flood Risk; SO8 Green & Blue Infrastructure; SO13 Travel & Accessibility; SO14 Housing** Given the site is not at risk of fluvial or surface water flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff and groundwater flooding, the impact on this SA Objective is likely to be minor positive over all timeframes. The impact is expected to be minor negative in the short term during construction. In the medium to longer term the effect is considered to be minor positive effects as the green and blue infrastructure enhancement measures from the proposed development become established. The impact on this SA Objective is considered to be minor positive given the proximity of the site to existing bus stops and a sustainable settlement. However, it is acknowledged that vehicular access to the site will need to be established onto Benhall Mill Road. The impact on this SA Objective is expected to be a minor positive if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes and accessible/adaptable homes if they are to come forward. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO9 Biodiversity** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.

	Due to the potential harm from development on the existing biodiversity of the site and wider area, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective. **No significant effect: SO7 Pollution; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The impacts on this SA Objective are likely to be minor negative in the short to medium term due to potential air pollution and construction work and traffic but no significant effect in the longer term and overall, as the site is within close proximity to public transport options and Tunbridge Wells, helping to reduce air pollution from travel. Given the sites location adjacent the built up boundary of Tunbridge Wells and provided suitable landscape mitigation for the north of the site is provided as part of any development, there would be no significant impact on this SA objective. The site will not impact upon any listed Buildings or conservation areas. The site lies within an ANA and investigations will be required; however, any development will still have no significant effect. Due to the scale of the proposed development, it is considered there would be no significant effect on this SA Objective as it would not impact upon the vitality of Tunbridge Wells. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO12 Digital Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO17 Social Deprivation.** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 70-80 (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 60 (net) dwellings and has been proposed for allocation on this basis. The site is within a sustainable location for growth, close to existing services and facilities and access via public transport to a high order settlement (Tunbridge Wells). The site is well enclosed within the landscape, although some landscape mitigation would be required as part of any development. The development of the site would have some impact on biodiversity, given the sites classification as a local wildlife site and priority habitat within the site, however, BNG as part of development would mitigate some of this impact. The development would require a new vehicular access onto Benhall Mill Road.

SHELAA Ref: 443/1610 **SITE:** Strawberry Hill Farm, Eridge Road, Tunbridge Wells

SUMMARY OF RESULTS:	Site No: 443/1610 Name: Strawberry Hill Farm, Eridge Road, Tunbridge Wells																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Tunbridge Wells is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. The settlement lies outside the administrative boundaries of Wealden. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO3 Flood Risk** Given the site is not at risk of flooding from any source, and that policies within the plan will provide for suitable management of surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes. **Minor positive effects: SO13 Travel & Accessibility; SO14 Housing** 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. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO9 Biodiversity and SO10 Landscape & Townscape** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Due to the potential harm from development on the existing biodiversity of the site and wider area, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective. Development of the scale proposed would introduce significant built form into a still largely rural and tranquil area and therefore a minor negative effect is expected on this SA Objective. Significant landscape mitigation would be required of any development.

	No significant effect: SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills Given the sites location adjacent the built up boundary of Tunbridge Wells and provided suitable landscape mitigation for the north of the site is provided as part of any development, there would be no significant impact on this SA objective. The site will not impact upon any listed Buildings or conservation areas. The site lies within an ANA and investigations will be required; however, any development will still have no significant effect. Due to the scale of the proposed development, it is considered there would be no significant effect on this SA Objective as it would not impact upon the vitality of Tunbridge Wells. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green and Blue Infrastructure; SO12 Digital Infrastructure; SO13 Sustainable Travel & Accessibility; SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO17 Social Deprivation.** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation as development for this scale of housing as development is visually and functionally severed from Tunbridge Wells. Housing development would be unsuitable in this location and appear out of keeping with the attractive rural character and appearance of the landscape at this attractive approach to the town. Development would therefore have a significant landscape impact in the wider context of the surroundings of the town. The development of this site would also result in an impact on local biodiversity due to the loss of land within a BOA. There are also significant concerns that an appropriate vehicular access cannot be achieved for the site.

SHELAA Ref: 444/1610 **SITE:** Land to the South of Bayham Road, Tunbridge Wells

SUMMARY OF RESULTS:	Site No: 444/1610 Name: Land to the south of Bayham Road, Tunbridge Wells																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Tunbridge Wells is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. The settlement lies outside the administrative boundaries of Wealden. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor positive effects: SO3 Flood Risk and SO14 Housing** Given the site is not at risk of fluvial or surface water flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, the impact on SA Objective SO3 is likely to be minor positive over all timeframes. The impact on SA Objective SO14 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. **Major negative effects: SO10 Landscape & Townscape** The impact is considered to be a major negative as development in this location would have a significant impact upon the character of the High Weald AONB that the site lies within, which cannot be mitigated. **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on SA Objective SO6 is likely to be minor negative in both construction and operation of any development. **No significant effect: SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The site will not impact upon any listed buildings or conservation areas. The site lies within an ANA and investigations will be required; however, any development will likely have no significant effect. Due to the scale of the proposed development, it is considered there would be no significant effect on SA Objective SO19 as it would not impact upon the vitality of Tunbridge Wells.

	Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO13 Sustainable Travel & Accessibility; SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO17 Social Deprivation. For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation as development for this scale of housing as development is visually and functionally severed from Tunbridge Wells. Housing development would be unsuitable in this location and appear out of keeping with the attractive rural character and appearance of the landscape at this attractive approach to the town. Given the above, the development of the above would have a significant impact upon the High Weald National Landscape.

SHELAA Ref: 581/2030 **SITE:** The Glebe Land, Church Lane, Frant

SUMMARY OF RESULTS:	Site No: 581/2030 Name: The Glebe Land, Church Lane, Frant																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Tunbridge Wells is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. The settlement lies outside the administrative boundaries of Wealden. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor positive effects: SO3 Flood Risk; SO13 Sustainable Travel & Accessibility and SO14 Housing** Given the site is not at risk of fluvial or surface water flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes. Given that the site has good access to a bus stop, with a short journey time to Tunbridge Wells, a higher order sustainable settlement, it is considered that there will be minor positive effects on this SA Objective. The proposed development may also contribute to improvements to public 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. **Major negative effects: SO15 Health & Wellbeing;** Whilst the proposed scale of development would likely achieve contributions towards health and wellbeing provision, the development of this site would currently result in a lack of access to the playing fields to the north, which would have a major negative effect on health and wellbeing. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO10 Landscape & Townscape and Historic & Cultural Heritage** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.

	The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. The impact is expected to be minor negative as the site would involve the development of land within the High Weald AONB, however, it is considered that this effect could be reduced through suitable mitigation measures. The impact is expected to be minor negative as the site would involve the development of land adjacent the sensitive Frant Conservation Area, however, it is considered that this effect could be reduced through suitable mitigation measures. **No significant effect: SO7 Pollution; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The impacts on this SA Objective are likely to be minor negative in the short to medium term due to potential air pollution and construction work and traffic but no significant effect in the longer term and overall, as the site is within close proximity to public transport options and Frant, helping to reduce air pollution from travel. Due to the scale of the proposed development, it is considered there would be no significant effect on SA Objective as it would not impact upon the vitality of Tunbridge Wells. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO13 Sustainable Travel & Accessibility; SO16 Quality of Life & Place and SO17 Social Deprivation.** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is rejected as it serves as the primary vehicular access to private playing fields that are located to the north of the site and form SHELAA site 599/2030. The site has not demonstrated that an alternative vehicular access could be provided to these health and wellbeing facilities, therefore, this site is unable to be allocated.

SHELAA Ref: 651/1610 **SITE:** Land to the South of Bayham Road, Tunbridge Wells

SUMMARY OF RESULTS:	Site No: 651/1610 Name: Land to the south of Bayham Road, Tunbridge Wells																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Tunbridge Wells is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. The settlement lies outside the administrative boundaries of Wealden. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor positive effects: SO3 Flood Risk; SO13 Sustainable Travel & Accessibility and SO14 Housing** Given the site is not at risk of fluvial or surface water flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes. Given that the site has good access to a bus stop, with a short journey time to Tunbridge Wells, a higher order sustainable settlement, it is considered that there will be minor positive effects on this SA Objective. The proposed development may also contribute to improvements to public 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. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO10 Landscape & Townscape and Historic & Cultural Heritage** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.

	The impact is expected to be minor negative as the site would involve the development of land within the High Weald AONB, however, given the enclosed nature of the site and its close relationship with Tunbridge Wells it is considered that this effect could be reduced through suitable mitigation measures. **No significant effect: SO11 Historic & Cultural Heritage SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The site will not impact upon any listed Buildings or conservation areas. The site lies within an ANA and investigations will be required; however, any development will still have no significant effect. Due to the scale of the proposed development, it is considered there would be no significant effect on SA Objective as it would not impact upon the vitality of Tunbridge Wells. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO13 Sustainable Travel & Accessibility; SO15 Health &Wellbeing; SO16 Quality of Life & Place and SO17 Social Deprivation.** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for up to 10 (net) dwellings. Taking into account the evidence base and SA it is considered that the site would be appropriate for up to 30 (net) dwellings and has been proposed for allocation on this basis. The site is within a sustainable location for growth, close to existing services and facilities and access via public transport to a high order settlement (Tunbridge Wells). The site is well enclosed within the landscape, although some landscape mitigation would be required as part of any development, to limit the impacts of development upon the High Weald National Landscape that the site sits within. The development of the site would be required to provide a new vehicular access to the site and pedestrian connectivity to Tunbridge Wells via the creation of new pedestrian footpaths. The site is also located within a groundwater source protection zone, which would require further investigation.

SHELAA Ref: 729/1610 **SITE:** Land at Ramslye Farm (Spratsbrook Farm), Tunbridge Wells

SUMMARY OF RESULTS:	Site No: 729/1610 Name: Land at Ramslye Farm (Spratsbrook Farm), Tunbridge Wells																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Tunbridge Wells is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. The settlement lies outside the administrative boundaries of Wealden. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO8 Green and Blue Infrastructure; SO9 Biodiversity and SO14 Housing** The proposed scheme is seeking to deliver attractive and publicly accessible green space on 60% of the site together with retaining and enhancing trees and hedgerows within the site. This includes the provision of a SANGS. Therefore, a minor negative effect is likely in the short to medium term as the site is developed, however over the longer term major positive effects are expected as the green measures become established. The scheme proposed is seeking to provide significant biodiversity protections, creation and enhancement through retaining and enhancing trees and hedgerows within the site, enhancing existing habitats and creating new ones. This includes approximately 15ha of habitat creation and biodiversity enhancements. Therefore, a minor negative effect is likely in the short to medium term as the site is developed, however over the longer term major positive effects are expected as the green measures become established. Given the size of the site and its potential to provide specialist forms of the housing alongside market housing, the impact on this SA Objective is expected to be a major positive if the site is brought forward and makes a positive contribution to meeting the district's housing needs. **Minor Positive effects: SO3 Flood Risk; SO13 Sustainable Travel & Accessibility; SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO17 Social Deprivation** Given the site is not at risk of fluvial flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes. The impact on this SA Objective is considered to be a minor positive effect given the proximity of the site to the bus stop and the existing pedestrian access, albeit on the opposite side of the road to the site, as well as the short journey times to Tunbridge Wells services and facilities by bus.

	Given that the site is in close proximity of health services and that the scale of development is likely to mean some degree of contributions towards and health and wellbeing improvements could be achieved, the effect is considered to be minor positive. The promoter for the site has indicated that affordable housing, older persons housing and self-build and custom plots can potentially be provided. The promoter has also indicated that a SANGS and leisure and community facilities could be provided on site, the effect is considered to be minor positive. **Major negative effects: SO10 Landscape & Townscape** The proposed development includes an extensive landscaping scheme to address the issues including the provision of and enhancement of trees, hedgerows and woodland. The applicant is also seeking to provide development at varying densities within the site, providing lower quantum of growth in more sensitive locations. Despite these measures, the scale of this development would have a significantly detrimental impact upon the High Weald AONB landscape that could not be mitigated. Therefore, a major negative effect is considered for this SA Objective. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO7 Pollution** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Given the size of the site it is likely to result in a significant number of additional cars on the road despite the sites good public transport options and close proximity to Tunbridge Wells. Therefore, minor negative effects are expected on this SA objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant local plan policies. **No significant effect: SO19 Town & Village Centres and SO20 Education & Skills** **D**ue to the scale of the proposed development, it is considered there would be no significant effect on this SA Objective as it would not impact upon the vitality of Tunbridge Wells. The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure and SO18 Economy & Employment**

	For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	This is a substantial site that includes land to the north, which is within Tunbridge Wells Borough administrative area. This land to the north is currently allocated within the Tunbridge Wells Borough Submission Local Plan (2021) for 120 (net) dwellings (land to the south of Ramslye Road). The land allocated is relatively well screened within the landscape and closely relates to Royal Tunbridge Wells settlement and is at crest ridge, which lowers its landscape sensitivity. The area of the site within Wealden District is visually prominent within the wider landscape and development this site will extend development beyond the ridge crest, which largely defines the settlement pattern to the Tunbridge Wells, into a landscape that forms the rural context to the south of Tunbridge Wells. The site lies in a wholly exposed position within the High Weald National Landscape and the site shares a significant number of characteristics with this landscape, including undulating topography, a mixed field pattern and mature hedgerows and trees at site boundaries. The promoter for the site has indicated via the submission of documents that varying densities of development and enhanced landscaping would be used to limit these impacts. However, the Council still consider that the impact is too great within this location for the site to be allocated for residential development. There are also significant concerns regarding the impact of development upon historic and cultural assets in close proximity to the site. Given the above, the site is not allocated for residential development.

SHELAA Ref: 748/1750

SITE: Land Between Court Lodge and Bells Yew Green Industrial Estate, B2169, Bells Yew Green

SUMMARY OF RESULTS:	Site No: 748/1750	Name: Land between Court Lodge and Bells Yew Green Industrial Estate, B2169, Bells Yew 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 mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape

	• Health and wellbeing • Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. The site is located at the northern edge of Bells Yew Green and is within the proposed settlement boundary. Bells Yew Green is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in Bells Yew Green. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor positive effects: SO3 Flood Risk; SO13 Sustainable Travel & Accessibility and SO14 Housing** Given the site is not at risk of fluvial or surface water flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes. The impact on this SA Objective is considered to be minor positive given the proximity of the site to Frant Railway Station and bus stops and the existing and potential for improved pedestrian access. 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. **Major negative effects: SO15 Health & Wellbeing;** Whilst the proposed scale of development would likely achieve contributions towards health and wellbeing provision, the development of this site would currently result in a lack of access to the playing fields to the north, which would have a major negative effect on health and wellbeing. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO10 Landscape & Townscape**

	All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. The impact is expected to be minor negative as the site would involve the development of land within the High Weald AONB, however, it is considered that this effect could be reduced through suitable mitigation measures. **No significant effect: SO7 Pollution; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The impacts on this SA Objective are likely to be minor negative in the short to medium term due to potential air pollution and construction work and traffic but no significant effect in the longer term and overall, as the site is within close proximity to public transport options and Bells Yew Green, helping to reduce air pollution from travel. Therefore, it is considered there would be no significant effect on this SA Objective due to the lack of historic and cultural features within the site or within close proximity. Due to the scale of the proposed development, it is considered there would be no significant effect on SA Objective as it would not impact upon the vitality of Tunbridge Wells. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO16 Quality of Life & Place and SO17 Social Deprivation.** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is selected for an allocation of 20 (net) dwellings. The site is within a sustainable location for growth, close to existing services and facilities in Bells Yew Green and benefits from public transport access to Tunbridge Wells The site is well enclosed within the landscape, although significant landscape enhancement would be required as part of any development, to limit the impacts of development upon the High Weald National Landscape that the site sits within. The development would require the creation of a new vehicular access and improvements to pedestrian links to Bells Yew Green. The development must also take into consideration ancient woodland (Rushlye Wood) located on the eastern boundary of the site, which is also priority habitat deciduous woodland and is partially protected by group TPO 32,198. Mitigation measures would need to be identified for any development in line with other relevant Local Plan polices i.e. those on energy efficiency, flood risk, water efficiency, biodiversity, waste, pollution, health and wellbeing etc.

SHELAA Ref: 755/1610 **SITE:** Land off Bayham Road, Tunbridge Wells

SUMMARY OF RESULTS:	Site No: 755/1610 Name: Land off Bayham Road, Tunbridge Wells																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Tunbridge Wells is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. The settlement lies outside the administrative boundaries of Wealden. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO14 Housing** The impact on this SA Objective is expected to be a major positive if the site is brought forward and makes a significant positive contribution to meeting the district's housing needs. 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. **Minor positive effects: SO3 Flood Risk; SO13 Sustainable Travel & Accessibility and SO15 Health &Wellbeing** Given the site is not at risk of fluvial or surface water flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes. Given that the site has good access to a bus stop, with a short journey time to Tunbridge Wells, a higher order sustainable settlement, it is considered that there will be minor positive effects on this SA Objective. The proposed development may also contribute to improvements to public transport. Given the size of the proposed development, but lack of health and wellbeing facilities, it is considered there would be minor positive effects on this SA Objective through contributions to health and wellbeing enhancements. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO10 Landscape & Townscape and Historic & Cultural Heritage** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.

	The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. The impacts on this SA Objective are likely to be minor negative despite the proximity of the site to public transport due to the sheer scale of the proposed housing. Mitigation may be possible to a degree, but this is uncertain at this time. The impact is expected to be minor negative as the site would involve the development of land within the High Weald AONB, however, given the enclosed nature of the site and its close relationship with Tunbridge Wells it is considered that this effect could be reduced through suitable mitigation measures. **No significant effect: SO11 Historic & Cultural Heritage SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The site will not impact upon any listed Buildings or conservation areas. The site lies within an ANA and investigations will be required; however, any development will still have no significant effect. Due to the scale of the proposed development, it is considered there would be no significant effect on SA Objective as it would not impact upon the vitality of Tunbridge Wells. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO13 Sustainable Travel & Accessibility; SO15 Health &Wellbeing; SO16 Quality of Life & Place and SO17 Social Deprivation.** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 105 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 100 (net) dwellings and has been proposed for allocation on this basis. The site is within a sustainable location for growth, close to existing services and facilities and access via public transport to a high order settlement (Tunbridge Wells). The site is well enclosed within the landscape, although significant landscape enhancement would be required as part of any development, to limit the impacts of development upon the High Weald National Landscape that the site sits within. The development of the site would be required to provide a new vehicular access to the site and pedestrian connectivity to Tunbridge Wells via the creation of new pedestrian footpaths. The site is also located within a groundwater source protection zone, which would require further investigation

SHELAA Ref: 818/1610 **SITE:** Land at Whinlatter, St Mark's Road, Tunbridge Wells

SUMMARY OF RESULTS:	Site No: 818/1610 Name: Land at Whinlatter, St Mark's Road, Tunbridge Wells																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Tunbridge Wells is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. The settlement lies outside the administrative boundaries of Wealden. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor positive effects: SO3 Flood Risk; SO13 Sustainable Travel & Accessibility and SO14 Housing** Given the site is not at risk of fluvial or surface water flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes. The impact on this SA Objective is minor positive given the proximity of the site to the bus stop and the existing pedestrian access, albeit on the opposite side of the road to the site, as well as the short journey times to Tunbridge Wells services and facilities by bus. 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. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO10 Landscape & Townscape** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.

	The impact is expected to be minor negative as the site would involve the development of land within the High Weald AONB, however, given the enclosed nature of the site and its close relationship with Tunbridge Wells it is considered that this effect could be reduced through suitable mitigation measures. **No significant effect: SO7: Pollution; SO9 Biodiversity; SO11 Historic & Cultural Heritage; SO15 Health & Wellbeing; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. Given the sites proximity and pedestrian access to sustainable transport and the size of the site, no significant effect in the medium to longer term on this SA Objective Given the sites current use as a residential dwelling, its small size and also acknowledging the potential for some degree of mitigation, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective The site will not impact upon any listed Buildings or conservation areas. The site lies within an ANA and investigations will be required; however, any development will still have no significant effect. Given the proposed small scale of development, it is unlikely that the proposed scheme will contribute to health and wellbeing benefits, therefore there is no significant effect in the medium to longer term on this SA Objective Due to the scale of the proposed development, it is considered there would be no significant effect on SA Objective as it would not impact upon the vitality of Tunbridge Wells. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green and Blue Infrastructure; SO12 Digital Infrastructure; SO13 Sustainable Travel & Accessibility; SO16 Quality of Life & Place and SO17 Social Deprivation.** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is selected for an allocation of 7 (net) dwellings. The site is within a sustainable location for growth, close to existing services and facilities and access via public transport to a high order settlement (Tunbridge Wells). The site is well enclosed within the landscape, although some landscape mitigation would be required as part of any development, to limit the impacts of development upon the High Weald National Landscape that the site sits within. The development of the site would be required to provide a new vehicular access to the site and pedestrian connectivity to Tunbridge Wells via the creation of new pedestrian footpaths.

SHELAA Ref: 937/1750 **SITE:** Court Lodge Farm, B2169, Bells Yew Green

SUMMARY OF RESULTS:	Site No: 937/1750 Name Court Lodge Farm, B2169, Bells Yew 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 mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Tunbridge Wells is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. The settlement lies outside the administrative boundaries of Wealden. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO14 Housing** Given the size of the site and its potential to provide specialist forms of the housing alongside market housing, the impact on this SA Objective is expected to be a major positive if the site is brought forward and makes a positive contribution to meeting the district's housing needs. **Minor Positive effects: SO3 Flood Risk; SO15 Health & Wellbeing and SO19 Town & Village Centres** Given the site is not at risk of fluvial or surface water flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes. Given that the site is in close proximity of health services and that the scale of development is likely to mean some degree of contributions towards and health and wellbeing improvements could be achieved, the effect is considered to be minor positive. Given that future residents of the site would be in close proximity and with sustainable access to the services and facilities within Bells Yew Green (provided vehicular and pedestrian connectivity into the site can be achieved), this will help support the vitality and viability of the services within Bells Yew Green. Therefore, minor positive effects are expected on this SA Objective. **Major negative effects: SO10 Landscape & Townscape** The impact is considered to be a major negative as the site is severed from the existing built form of Bells Yew Green and would result in development that is significantly out of character with the surrounding area and would have a detrimental impact upon the character of the High Weald AONB. It is not considered that this impact could be mitigated as part of any development. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution and SO18 Economy & Employment** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.

	The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Given the size of the site it is likely to result in a significant number of additional cars on the road despite the sites good public transport options and close proximity to Bells Yew Green. Therefore, minor negative effects are expected on this SA objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant local plan policies. The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. However, in relation to medium and long term impacts, the development of the site for housing only would result in the loss of the employment provision within the southern part of the site. This would therefore result in a minor negative in the long term on this SA Objective. **No significant effect: SO20 Education & Skills** The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO13 Sustainable Travel & Accessibility; SO16 Quality of Life & Place and SO17 Social Deprivation.** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	This site is rejected for allocation. The site is severed from the existing built form of Bells Yew Green and would result in development that is significantly out of character with the surrounding area and not be visually or functionally related to any settlement. The site is exposed within the High Weald AONB and has far reaching views across the landscape, occupying an elevated position along a valley side. Development on this site would not only be out of keeping with the surrounding area but it would have an unjustified impact on the character and appearance of the wider attractive and high quality landscape that could not be mitigated. There are also concerns that the site would not be able to achieve a suitable or pedestrian access to the site and would adversely impact upon ancient woodland and Grade II Listed Building, although further evidence would be required to assess this fully. Given the above issues, the site is not taken forward for allocation.

SHELAA Ref: 947/1750

SITE: Land at Stubby Grove Business Park and Works, Bells Yew Green Road, Bells Yew Green

SUMMARY OF RESULTS:	Site No: 947/1750	Name Land at Stubby Grove Business Park and Works, Bells Yew Green Road, Bells Yew 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 mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape

	• Health and wellbeing • Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. The site lies in an isolated position with the countryside between Bells Yew Green and Frant, where a number of sites have also been put forward for assessment. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor positive effects: SO3 Flood Risk; SO18 Economy & Employment and SO20 Education & Skills** Given the site is not at risk of fluvial or surface water flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes. The site is proposed for an element of employment provision therefore having a positive effect, with the potential to provide apprenticeships for example. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7: Pollution; and SO10 Landscape & Townscape** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Whilst the site may result in redevelopment which results in less pollution, the site is a significant distance from the nearest sustainable settlement and pedestrian access to sustainable forms of transport cannot be achieved. This results in a minor negative impact on this SA Objective. The impact is expected to be minor negative as the site would involve the development of land within the High Weald AONB, however, it is considered that this effect could be reduced through suitable mitigation measures. This impact is only considered to be minor negative for employment use, it is considered that should residential development be brought forward on the site, then this would result in a major negative. **No significant effect: SO11 Historic & Cultural Heritage; SO13 Sustainable Travel & Accessibility; SO14 Housing; SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO17 Social Deprivation** and **SO19 Town & Village Centre**

	The site will not impact upon any listed Buildings or conservation areas. The site lies within an ANA and investigations will be required; however, any development will still have no significant effect. Given the proposed small scale of development, it is unlikely that the proposed scheme will contribute to health and wellbeing benefits, therefore there is no significant effect in the medium to longer term on this SA Objective The impact on this SA Objective is considered to be of no significant effect as users of the site will not require access to services and facilities on a day to day basis and therefore the lack of access to public transport is not as severe an issue as it would be for residential development. There will also be existing traffic movements associated with the current use of the site. The site is being proposed for employment development and residential development, however, given the sites countryside location, only employment development is considered suitable. Therefore, employment use will have no significant effect a number of SA Objectives. **Uncertain: S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green and Blue Infrastructure; SO9 Biodiversity and SO12 Digital Infrastructure** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site was proposed for both housing and employment use. The site was refused allocation for housing as this site is in an isolated location in the countryside between Frant and Bells Yew Green. The site would be unable to achieve suitable pedestrian access to either settlement and development would result in an overreliance on the private motor vehicle to access key services and amenities. Residential development in this location would have a significant impact on the landscape that could not be mitigated. However, given the existing commercial uses on site, new development for commercial purposes within the existing boundary to the industrial estate is likely to be suitable, although any development would need to take full account of and mitigate its impact on the wider landscape, given the location of the site within the High Weald AONB. Whilst suitable, this site is not allocated for employment within the Local Plan as it is below the size threshold for allocation.

SHELAA Ref: 979/1610 **SITE:** Pinewood Farm, Frant Road, Tunbridge Wells

SUMMARY OF RESULTS:	Site No: 979/1610 Name: Pinewood Farm, Frant Road, Tunbridge Wells																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Tunbridge Wells is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. The settlement lies outside the administrative boundaries of Wealden. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO14 Housing** The impact on this SA Objective is expected to be a major positive if the site is brought forward and makes a significant positive contribution to meeting the district's housing needs. 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. **Minor positive effects: SO3 Flood Risk; SO8 Green & Blue Infrastructure; SO13 Sustainable Travel & Accessibility and SO15 Health &Wellbeing** Given the site is not at risk of fluvial or surface water flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff and groundwater flooding, the impact on this SA Objective is likely to be minor positive over all timeframes. The submitted proposal forms for the site indicate that green and blue infrastructure will be enhanced as part of the scheme Therefore, a minor negative effect is likely in the short to medium term as the site is developed, however over the longer term minor positive effects are expected as the green measures become established. Given that the site has good access to a bus stop, with a short journey time to Tunbridge Wells, a higher order sustainable settlement, it is considered that there will be minor positive effects on this SA Objective. The proposed development may also contribute to improvements to public transport. Given that the site is in close proximity of health services and that the scale of development is likely to mean some degree of contributions towards and health and wellbeing improvements could be achieved, the effect is considered to be minor positive. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO10 Landscape & Townscape**

	gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Given the size of the site it is likely to result in a significant number of additional cars on the road despite the sites good public transport options and close proximity to Tunbridge Wells. Therefore, minor negative effects are expected on this SA objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant local plan policies. The impact is expected to be minor negative as the site would involve the development of land within the High Weald AONB, however, given the enclosed nature of the site and its close relationship with Tunbridge Wells it is considered that this effect could be reduced through suitable mitigation measures. This is subject to the development of the northern parts of the site only (above the existing residential dwelling) as this of lesser sensitivity than the southern most parts of the site. It is not considered that development should come forward within the southern parts of the site as this would result in a major negative effect. **No significant effect: SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** Due to the scale of the proposed development, it is considered there would be no significant effect on SA Objective as it would not impact upon the vitality of Tunbridge Wells. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO9 Biodiversity; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO13 Sustainable Travel & Accessibility; SO15 Health &Wellbeing; SO16 Quality of Life & Place; SO17 Social Deprivation and SO18 Economy & Employment;** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is within a sustainable location for growth, close to existing services and facilities and benefits from public transport access to Tunbridge Wells. The proposal for the site is for 690 (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 170 (net) dwellings in the northern part of the site and has been proposed for allocation on this basis. The site is located within the High Weald National Landscape and the southern part of the site, particularly to the south of the existing farm complex, is more prominent within the landscape and is not as well screened (it also contains two ponds) and is not considered suitable for development. The northern part of the site is well screened by mature tree lines to the north and development would be relatively well contained in this area. The mature hedgerows and tree lines would require strengthening as part of any development. Any development would require the creation of a new vehicular access to the A267 and improved to

	existing pedestrian footpaths. Development would be required to provide significant biodiversity enhancements and provide mitigation to the priority habitat deciduous woodland located to the west of the site, which slightly encroaches into the site's boundaries. Development would also be required to take into consideration neighbouring residential amenity and a Grade II Listed Building (1 and 2 Yew Cottage), located adjacent the sites eastern boundary.

SHELAA Ref: 1077/1610 **SITE:** Land Lying to the West Side of Frant Road, Tunbridge Wells

SUMMARY OF RESULTS:	Site No: 1077/1610 Name: Land lying to the west side of Frant Road, Tunbridge Wells																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Tunbridge Wells is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. The settlement lies outside the administrative boundaries of Wealden. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor positive effects: SO3 Flood Risk; SO13 Sustainable Travel & Accessibility and SO14 Housing** Given the site is not at risk of fluvial or surface water flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes. The impact on this SA Objective is considered to be minor positive given the proximity of the site to the bus stop and the existing pedestrian access, albeit on the opposite side of the road to the site, as well as the short journey times to Tunbridge Wells services and facilities by bus. 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. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO10 Landscape & Townscape** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. The impact is expected to be minor negative as the site would involve the development of land within the High Weald AONB, however, given the enclosed nature of the site and its close relationship with Tunbridge Wells it is considered that this effect could be reduced through suitable mitigation measures.

	No significant effect: SO7 Pollution; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills The impacts on this SA Objective are likely to be minor negative in the short to medium term due to potential air pollution and construction work and traffic but no significant effect in the longer term and overall, as the site is within close proximity to public transport options and Tunbridge Wells, helping to reduce air pollution from travel. Therefore, it is considered there would be no significant effect on this SA Objective due to the lack of historic and cultural features within the site or within close proximity. Due to the scale of the proposed development, it is considered there would be no significant effect on SA Objective as it would not impact upon the vitality of Tunbridge Wells. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO17 Social Deprivation.** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 90 (net) dwellings. Taking into account the evidence base and SA it is considered that this quantum of development is appropriate, and the site has been proposed for allocation on this basis. The site is within a sustainable location for growth, close to existing services and facilities and benefits from public transport access to Tunbridge Wells Town Centre. The site is located within the High Weald National Landscape; however, the site is well enclosed within the landscape by existing landscape buffering and relates visually and functionally to Tunbridge Wells. The development would require landscape buffering to further enclose the site within the landscape. The development would require the creation of a new vehicular access to the A267 and improved to existing pedestrian footpaths. The development would be required to provide significant biodiversity enhancements, taking into consideration the sites close proximity to priority habitat deciduous woodland, located to the west of the site and which slightly encroaches into the site's boundaries, and a BOA. Development would also be required to take into consideration neighbouring residential amenity.

SHELAA Ref: 1108/1610

SITE: Land at Town Court Farm and Quarry Farm, Bayham Road, Tunbridge Wells

SUMMARY OF RESULTS:	Site No: 1108/1610 Name: Land at Town Court Farm and Quarry Farm, Bayham Road, Tunbridge Wells																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Health and wellbeing • Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Tunbridge Wells is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. The settlement lies outside the administrative boundaries of Wealden. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor positive effects: SO3 Flood Risk; SO13 Sustainable Travel & Accessibility; SO14 Housing and SO15 Health & Wellbeing** Given the site is largely not at risk of fluvial or surface water flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes. The impact on this SA Objective is considered to be a minor positive effect given the proximity of the site to Tunbridge Wells and its associated public transport options. The development would require improvements of existing pedestrian footpaths to access these sustainable forms of transport, however, this is considered as deliverable. 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. Given that the site is in close proximity of health services and that the scale of development is likely to mean some degree of contributions towards and health and wellbeing improvements could be achieved, the effect is considered to be minor positive. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution SO10 Landscape & Townscape** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.

	The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Given the size of the site it is likely to result in a significant number of additional cars on the road despite the sites good public transport options and close proximity to Tunbridge Wells. Therefore, minor negative effects are expected on this SA objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant local plan policies. The impact is expected to be minor negative on this SA Objective as the site would involve the development of land within the High Weald AONB, however, given the enclosed nature of the site and its close relationship with Tunbridge Wells it is considered that this effect could be reduced through suitable mitigation measures. This is dependent on development being located within the northern parts of the site only. Should development be included within the south western and more central parts of the site, the effect would be considered to be a major negative on this SA Objective. **No significant effect: SO19 Town & Village Centre** Due to the scale of the proposed development, it is considered there would be no significant effect on SA Objective as it would not impact upon the vitality of Tunbridge Wells. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO16 Quality of Life & Place and SO17 Social Deprivation; SO18 Economy & Employment and SO20 Education & Skills.** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The northern part of the site is selected for an allocation of 100 (net) dwellings. The site is within a sustainable location for growth, close to existing services and facilities and benefits from public transport access to Tunbridge Wells. The site is located within the High Weald National Landscape and development within the central and southern parts of the site would be more prominent in the landscape and would have an unjustified impact on the character and appearance of the attractive high quality landscape. The northern field within the site is selected for allocation as it well enclosed within the landscape, although some landscape mitigation would be required as part of any development, to limit the impacts of development upon the High Weald National Landscape. The development of the site would be required to provide a new vehicular access to the site and pedestrian connectivity to Tunbridge Wells via the creation of new pedestrian footpaths. The site is also located within a groundwater source protection zone, which would require further investigation. It is important to note that the northern part of the site that has been found suitable for allocation was also assessed singularly under 651/1610. Mitigation measures would need to be identified for any development in line with other relevant Local Plan polices i.e. those on energy efficiency, flood risk, water efficiency, biodiversity, waste, pollution, health and wellbeing etc.

SHELAA Ref: 120/1610

SITE: Land at Tunbridge Wells Rugby Club and Chase Farm, Frant Road, Tunbridge Wells

SUMMARY OF RESULTS:	Site No: 1201/1610																			
	Name: Land at Tunbridge Wells Rugby Club and Chase Farm, Frant Road, Tunbridge Wells																			
SA EFFECTS	**SO1 Climate Change Mitigation**	**SO2 Climate Change Adaptation**	**SO3 Flood Risk**	**SO4 Water resources/Quality**	**SO5 Soil, Land & Minerals**	**SO6 Waste**	**SO7 Pollution**	**SO8 Green & Blue Infrastructure**	**SO9 Biodiversity**	**SO10 Landscape & Townscape**	**SO11 Historic & Cultural Heritage**	**SO12 Digital Infrastructure**	**SO13 Travel & Accessibility**	**SO14 Housing**	**SO15 Health & Wellbeing**	**SO16 Quality of Life & Place**	**SO17 Social Deprivation**	**SO18 Economy & Employment**	**SO19 Town & Village Centres**	**SO20 Education & Skills**
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Health and wellbeing • Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Tunbridge Wells is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. The settlement lies outside the administrative boundaries of Wealden. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO14 Housing** Given the size of the site and its potential to provide specialist forms of the housing alongside market housing, the impact on this SA Objective is expected to be a major positive if the site is brought forward and makes a positive contribution to meeting the district's housing needs. **Minor Positive effects: SO3 Flood Risk; SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO13 Sustainable Travel & Accessibility; SO15 Health & Wellbeing** Given the site is not at risk of fluvial flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes. The submitted proposal forms for the site indicate that green and blue infrastructure will be retained and enhanced as part of the scheme. This will contribute to the wider green infrastructure network. Therefore, a minor negative effect is likely in the short to medium term as the site is developed, however over the longer term minor positive effects are expected as the green measures become established. The impact on this SA Objective is considered to be a minor positive effect given the proximity of the site to the bus stop and the existing pedestrian access, albeit on the opposite side of the road to the site, as well as the short journey times to Tunbridge Wells services and facilities by bus. The scheme proposed is seeking to provide significant biodiversity protections, creation and enhancement through retaining and enhancing trees and hedgerows within the site, enhancing existing habitats and creating new ones. Therefore, a minor negative effect is likely in the short to medium term as the site is developed, however over the longer term minor positive effects are expected as the green measures become established.

Major negative effects: **SO10 Landscape & Townscape**

The proposed development includes an extensive landscaping scheme to address the issues including the provision of and enhancement of trees, hedgerows and woodland. Despite these measures, the scale of this development would have a significantly detrimental impact upon the High Weald AONB landscape that could not be mitigated. Therefore, a major negative effect is considered for this SA Objective.

Minor negative effects: **SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution and SO18 Economy & Employment**

All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.

The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.

Given the size of the site it is likely to result in a significant number of additional cars on the road despite the sites good public transport options and close proximity to Tunbridge Wells. Therefore, minor negative effects are expected on this SA objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant local plan policies.

The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. However, in relation to medium and long term impacts, the development of the site for housing only would result in the loss of the employment provision within the southern part of the site. This would therefore result in a minor negative in the long term on this SA Objective.

No significant effect: **SO19 Town & Village Centres and SO20 Education & Skills**

Due to the scale of the proposed development, it is considered there would be no significant effect on this SA Objective as it would not impact upon the vitality of Tunbridge Wells.

The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

Uncertain: **SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO16 Quality of Life & Place and SO17 Social Deprivation.**

For the remaining objectives, more information is required to determine the effects.

Selected / Rejected for allocation	The site is rejected for allocation. The northern part of the site lies outside the administrative boundaries of Wealden District Council; however, this was found to be unsuitable for development within Tunbridge Wells Borough Council's SHELAA (January 2021). The site lies within the administrative boundaries of Wealden lies wholly inside the High Weald National Landscape. The development of this site would have an unjustified impact on the character and appearance of the attractive high quality landscape to the south of Tunbridge Wells, with long views provided across the High Weald National Landscape.

Appendix A11k Parish: Hadlow Down

SHELAA Ref: 778/2050 **SITE:** Land at Waste Wood, Main Road, Hadlow Down

SUMMARY OF RESULTS:	Site No: 778/2050 SITE: Land at Waste Wood, Main Road, Hadlow Down																			
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. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport

	• Infrastructure
Cumulative Effects	Hadlow Down is classed as an unsustainable settlement as it has limited services and facilities, as well as a poor public transport service, therefore, requiring travel by private motor vehicle for health care, education and shopping. The site does not currently benefit from planning permission nor any application for development. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is on the edge of Hadlow Down, an unsustainable settlement according to the settlement hierarchy. The site has poor access to services and facilities and any future residents of this site would need to travel to either Crowborough, Heathfield, Uckfield and further afield, by either public transport or private car, to access these. The site lies outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden as a whole as it is isolated from any sustainable settlement. **Major positive effects: None** **Minor positive effects: SO3 Flood Risk and SO14 Housing** The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. Additionally, as the Local Plan policies are implemented for flood risk mitigation methods there is potential for reducing flood risk in the area. **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution, SO9 Biodiversity, SO10 Landscape & Townscape, SO13 Travel & Accessibility, SO15 Health & Wellbeing and SO19 Town & Village Centres** All development will result in an increase in greenhouse gas emissions and waste production, particularly with the to the lack of public bus services resulting in a reliance on private motor vehicles, although the application of Local Plan policies should mitigate any negative impacts. Additionally, there is potential for development of the site harm the landscape in the High Weald National Landscape and River Uck and its Headwaters Biodiversity Opportunity Area, partially the considering the sites position as agricultural land within close proximity to the grade II listed Parish Church of St Marks. Furthermore, the lack of health services and facilities within Chiddingly, together with the clinical area working at 86% of existing capacity, and the accessibility issues with reaching services in Hailsham means it is likely that there will be minor negative effects against, although the provision of a health hub could help towards some degree of mitigation. **No significant effect: SO18 Economy & Employment and SO20 Education & Skills** The scale of proposed development and the site's location mean no significant effects on these SA Objectives.

	Uncertain: for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation because development here would have a significant adverse effect on the established settlement character of Hadlow Down, the River Uck and its Headwaters Biodiversity Opportunity Area and the landscape of the High Weald National Landscape. Additionally, the poor public transport services for Hadlow will require the use of private motor vehicles to access services and facilities due to the limited availability of these within the village. The site would not be suitable for housing development, as it would be out of scale and character with the village and the openness of the site means that any impact development would have on the wider landscape could not be suitably mitigated. The site would be required to take into consideration constrains in regard to the Public Right of Way along the western boundary of the site.

Appendix A11l Parish: Hailsham

SHELAA Ref: 052/1310

SITE: Former Southern Water Sewerage Works, Station Road, Hailsham

SUMMARY OF RESULTS:	Site No: 052/1310 Name: Former Southern Water Sewerage Works, Station Road, Hailsham																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation

	• Biodiversity creation, protection, and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. The site lies to the south of Hailsham outside of the proposed development boundary. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor Positive effects: SO3 Flood Risk; SO13 Sustainable Travel & Accessibility; SO14 Housing and SO15 Health & Wellbeing** Given that the site is not at risk of fluvial or surface water flooding, but that further investigation is required for groundwater flooding and that suitable mitigation for surface water runoff is likely to be achievable, the effects on this SA Objective are considered to be minor positive. The impact on this SA Objective is considered to be minor positive given the proximity of the site to the train station and bus stop although this would require the extension of footpaths along Station Road or the use of third-party land to the north. Given the size of the site and the scale of potential development, development here would make a contribution to the districts housing need in a sustainable location and therefore a minor positive effect is expected. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward. Given the scale of development it is likely to mean some that form of contributions towards, and health and wellbeing improvements could be achieved, and the effect is considered to be minor positive. **Major negative effects: SO7 Pollution** Given the odour issues impacting the site that cannot currently be resolved and the potential for noise pollution from adjacent land uses, the effect on this SA Objective is major negative.

	Minor negative effects: SO1 Climate Change Mitigation; SO6 Wast and SO9 Biodiversity All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. The impact on this SA Objective is considered to be minor negative at this time, as development is likely to have an impact on parts of the priority habitat present on site, although some mitigation will be possible. **No significant effect: SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment and SO19 Town & Village Centres** Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective. Given that there are no listed buildings or other heritage assets in the vicinity of the site and that it is not within a Conservation Area, no significant effect is expected on this SA Objective The site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective Due to the scale of the proposed development, it is considered there would be no significant effect on this SA Objective as it would not impact upon the vitality of Hailsham. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green and Blue Infrastructure; SO12 Digital Infrastructure; SO16 Quality of Life & Place; SO17 Social Deprivation and SO20 Education & Skills** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation. The site has been previously subject to a planning application for 110 (net) dwellings under planning reference WD/2018/2708/MAO. The application was withdrawn as the odour impacts from the Hailsham South Wastewater Treatment works located to the south of the site could not be mitigated as part of the development. The Council have received no further evidence from the applicant to demonstrate that this issue has been resolved and the site is therefore not selected for allocation.

SHELAA Ref: 134/1310

SITE: Land North of Harebeating Lane, Land South of A271 at Magham Down (Site A)

SUMMARY OF RESULTS:	Site No: 134/1310 Name: Land north of Harebeating Lane, Land south of A271 at Magham Down (Site A)																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Health and wellbeing • Sustainable transport • Infrastructure
Cumulative Effects	The site is currently subject to an outline planning application for 150 (net) dwellings under planning reference WD/2023/0290/MAO. Hailsham is classed as a sustainable settlement in the Settlement Hierarchy, and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO3 Flood Risk and SO14 Housing** Given the site is not at risk of fluvial flooding, and that the ongoing application has provided a suitable SuDS as part of the ongoing scheme, the impact on this SA Objective is likely to be major positive over all timeframes. This is dependent on this scheme being brought forward. 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. **Minor positive effects: SO8 Green & Blue Infrastructure, SO13 Travel & Accessibility; SO16 Quality of Life & Place; SO 17 Social Deprivation and SO20 Education & Skills** The impact is considered to be minor positive, because although development of the site itself results in loss of some undeveloped land, the development would retain and enhance parts of the site for green and blue infrastructure as demonstrated within the ongoing planning application. Given that the site is in close proximity to public transport options, and it has been demonstrated as part of the planning application process that a suitable vehicular and pedestrian access can be provided by neighbouring residential development, the effect on this SA Objective is minor positive. The proposed scheme looks to create safe, attractive, and socially integrated spaces within the development to improve quality of life. The ongoing planning application for the site has demonstrated that affordable housing will be brought forward on the site which will have a positive impact on the quality of life on any development. The impact is likely to be minor positive in the short term in regard to skills and training in construction, and minor positive in the long term, given the scale of development and contribution necessary towards infrastructure. **Major negative effects:** None

	Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO9 Biodiversity All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Whilst the ongoing planning application for the site has set out a number of mitigations to protect local biodiversity, the development would still result in the loss of land located within a biodiversity opportunity area and therefore the effect on this SA Objective is minor negative. **No significant effect:SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; and SO19 Town & Village Centre** Given the sites location, and subject to suitable design and layout, the proposal would not have significant effect on this SA objective. The site would not impact upon any heritage or cultural assets; therefore there is no significant effect on this SA Objective. The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain: SO2 Climate Change Adaption; SO4 Water Resources; SO5 Soil, Land & Minerals; SO7 Pollution; SO12 Digital Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO17 Social Deprivation.** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not selected for allocation. The close proximity of the site to the wastewater treatment works means that the residential amenities of resulting residents could not be assured through potential odour nuisance (if not suitably mitigated) and the disturbance caused by the functioning of the works. In addition, any circumstances where any odour mitigation becomes 'offline' the proximity will cause significant issues. The site is therefore considered unsuitable as it has not been proven that the odour issue can be satisfactorily mitigated. This issue has not yet been demonstrated to be resolved as part of the ongoing planning application for the site.

SHELAA Ref: 135/1310

SITE: Land South of A271 and North of Harebeating Lane, Hailsham (Site B)

SUMMARY OF RESULTS:	Site No: 135/1310 Name: Land south of A271 and north of Harebeating Lane, Hailsham (Site B)																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Health and wellbeing • Sustainable transport • Infrastructure
Cumulative Effects	The site is currently subject to an outline planning application for 180 (net) dwellings under planning reference WD/2023/1684/MAO. Hailsham is classed as a sustainable settlement in the Settlement Hierarchy, and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO14 Housing** The impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. **Minor positive effects: SO3 Flood Risk SO8 Green & Blue Infrastructure, SO9 Biodiversity; SO13 Travel & Accessibility; SO15 Health & Wellbeing; SO16 Quality of Life & Place; Social Deprivation and SO20 Education & Skills** Given the site is not at risk of fluvial flooding and that policies within the plan will provide for suitable mitigation for surface water runoff or groundwater flooding, the impact on this SA Objective is likely to be minor positive over all timeframes as residents and property would not be at risk. The impact is considered to be minor positive, because although development of the site itself results in loss of some undeveloped land, the development would retain and enhance parts of the site for green and blue infrastructure and biodiversity as demonstrated within the ongoing planning application. Given that the site is in close proximity to public transport options, and it has been demonstrated as part of the planning application process that a suitable vehicular and pedestrian access can be provided via neighbouring land, the effect on this SA Objective is minor positive. Noting that the existing capacity within the health sector would need to be expanded over the longer term, this may bring some minor negative impact initially, but there is provision nearby. The proposal also makes contribution towards this healthcare, as well as providing open space and play provision, and contributions to these, thus long term the effects on this SA Objective are likely to be minor positive. The proposed scheme looks to create safe, attractive and socially integrated spaces within the development to improve quality of life.

	The ongoing planning application for the site has demonstrated that affordable housing will be brought forward on the site which will have a positive impact on the quality of life on any development. The impact is likely to be minor positive in the short term in regard to skills and training in construction, and minor positive in the long term, given the scale of development and contribution necessary towards infrastructure. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO10 Landscape & Townscape** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. The ongoing planning application has submitted plans that demonstrate that an enhanced landscaping scheme and buffer will be provided to enclose the site further within the existing landscaping. However, given the sites location at the eastern periphery of Hailsham, some impact on the landscape will remain and there is a minor negative effect on this SA Objective. **No significant effect: SO18 Economy & Employment; and SO19 Town & Village Centre** The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain: SO2 Climate Change Adaption; SO3 Flood Risk, SO4 Water Resources; SO5 Soil, Land & Minerals; SO7 Pollution; SO11 Historic & Cultural Heritage and SO12 Digital Infrastructure** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 180 dwellings. Taking account of the evidence base and SA it is considered that this quantum of development is appropriate for the site, and it has been proposed for allocation on this basis. The site is located on the eastern periphery of Hailsham, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The western part of this site falls within that proposed development boundary. The site conforms with the overall spatial strategy for development within Wealden as a whole as it is within reach via public transport of services and facilities within a sustainable settlement. The site is integrated into the existing settlement, however, there would be some mitigations required as part of the design to lessen the impacts on the wider landscape. The development would be required to consider the potential impacts of development on the Pevensey Levels to the east of the site and to mitigate these impacts accordingly. The development would be required to take into consideration surface water flood risk within the site and the impacts upon biodiversity, given the neighbouring BOA and priority habitat on site boundaries. These same considerations must be applied to the relationship between this site and heritage assets nearby. The site would require the provision of new pedestrian and vehicular access via neighbouring land (328/1310). A transport assessment would be required, particularly as the potential quantum of development is likely to have an impact on the wider local highway network, for which mitigation may be required. The enhancement and integration of existing public rights of way

	would also be required. Southern Water note that the site is within the Hailsham South water treat works catchment, however this site does not have network capacity, therefore reinforcements would need to be delivered ahead of occupation. Furthermore, the site would be required to take into consideration the Hailsham Sewage Works to the northeast of the site and to mitigate the impact of odour accordingly.

SHELAA Ref: 197/1310 **SITE:** Land East of Battle Road, Harebeating Lane, Hailsham

SUMMARY OF RESULTS:	Site No: 197/1310 Name: Land east of Battle Road, Harebeating Lane, Hailsham																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Hailsham is classed as a sustainable settlement in the Settlement Hierarchy, and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO14 Housing** The impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. 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. **Minor positive effects: SO8 Green & Blue Infrastructure, SO13 Travel & Accessibility, SO15 Health & Wellbeing, and SO20 Education & Skills** The impact is considered to be minor positive, because although development of the site itself results in loss of some undeveloped land, the development would retain and enhance parts of the site for green space. 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 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. Noting that the existing capacity within the health sector would need to be expanded over the longer term, this may bring some minor negative impact initially, but there is provision nearby. The proposal also makes contribution towards this healthcare, as well as providing open space and play provision, and contributions to these, thus long term the effects on this SA Objective are likely to be minor positive. The impact is likely to be minor positive in the short term in regard to skills and training in construction, and minor positive in the long term, given the scale of development and contribution necessary towards infrastructure. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.

	No significant effect: SO18 Economy & Employment; and SO19 Town & Village Centre The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain: SO2 Climate Change Adaption; SO3 Flood Risk, SO4 Water Resources; SO5 Soil, Land & Minerals; SO7 Pollution; SO9 Biodiversity; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO16 Quality of Life & Place and SO17 Social Deprivation.** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 430 (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 300 (net) dwellings and has been proposed for allocation on this basis. The site is located on the eastern periphery of Hailsham, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The western part of this site falls within that proposed development boundary. The site conforms with the overall spatial strategy for development within Wealden as a whole as it is within reach via public transport of services and facilities within a sustainable settlement. The site is integrated into the existing settlement and development would have limited visual impact on the wider landscape, subject to suitable scale, design and skyline considerations. These same considerations must be applied to the relationship between this site and heritage assets nearby. The development would be required to consider the potential impacts of development on the Pevensey Levels to the east of the site and to mitigate these impacts accordingly. The site would require the provision of an upgraded pedestrian and vehicular access to support development either through enhancements to Marshfoot Lane or via neighbouring land that has also been assessed for development. A transport assessment would be required, particularly as the potential quantum of development is likely to have an impact on the wider local highway network, for which mitigation may be required. The enhancement and integration of existing public rights of way would also be required. Southern Water note that the site is within the Hailsham South water treat works catchment, however this site does not have network capacity, therefore reinforcements would need to be delivered ahead of occupation. Furthermore, the site would be required to take into consideration the Hailsham Sewage Works to the northeast of the site and to mitigate the impact of odour accordingly.

SHELAA Ref: 252/1310 **SITE:** Land Adjoining Waldernheath, Amberstone, Hailsham

SUMMARY OF RESULTS:	Site No: 252/1310 Name: Land adjoining Waldernheath, Amberstone, Hailsham																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. The site lies to the northeast of Hailsham outside of the proposed development boundary. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor Positive effects: SO3 Flood Risk and SO14 Housing** Given the site is not at risk of fluvial flooding and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes as residents and property would not be at risk. 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. **Major negative effects: SO13 Travel & Accessibility** Whilst the site is located adjacent sustainable public transport options and is located within the sustainable settlement of Hailsham, the effect on SA Objective is currently considered major negative at this stage given the severe problems with creating a vehicular access to the site. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO9 Biodiversity** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Due to the potential harm from development on the BOA, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective. **No significant effect: SO7 Pollution; SO10 Landscape and Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centres and SO20 Education & Skills**

	The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. However, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective. The site would not impact upon any heritage or cultural assets; therefore no significant effects are expected on this SA Objective. The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue, nonetheless. The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective. **Uncertain: SO2 Climate Change Adaption; SO4 Water Resources & Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO12 Digital Infrastructure; SO13 Sustainable Travel & Accessibility; SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO17 Social Deprivation** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation as it cannot achieve a suitable vehicular access to the site. There are severe problems with creating a suitable vehicular access to serve new development in this location due to the site's proximity to the junction to the A271 that connects New Road, the A271 and Featherbed Lane including poor visibility splays along the A271. There has been no additional information submitted to the Council to demonstrate that this issue can be resolved, and the site is therefore not selected for allocation.

SHELAA Ref: 294/1310 **SITE:** Hamlins Mill, Mill Road, Hailsham

SUMMARY OF RESULTS:	Site No: 294/1310 Name: Hamlins Mill, Mill Road, Hailsham																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. The site lies within the built-up boundary of Hailsham. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO3 Flood Risk** Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be major positive over all timeframes. **Minor Positive effects: SO13 Sustainable Travel & Accessibility and SO14 Housing** The impact on this SA Objective is considered to be minor positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street. 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. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. **No significant effect: S04 Water Resource/Quality; SO7 Pollution; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO10 Landscape and Townscape; SO11 Historic & Cultural Heritage; SO15 Health and Wellbeing SO18 Economy & Employment; SO19 Town & Village Centres and SO20 Education & Skills** Given the proposed quantum of development, it is considered there will be no significant effect on this SA Objective and that mitigation through good design and compliance with local plan policies will address water efficiency. The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. However, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective

	Given the location of the site within the existing built-up area of Hailsham and the likely lack of biodiversity on site, it is considered there would be no significant effects on this SA Objective. Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective. It is considered that development will not have an impact on heritage assets and therefore there is no significant effect on this SA Objective. Given the proposed small scale of development, it is unlikely that the proposed scheme will contribute to health and wellbeing benefits, therefore there is no significant effect in the medium to longer term on this SA Objective The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue, nonetheless. The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective. **Uncertain: SO2 Climate Change Adaption; SO5 Soil, Land & Minerals; SO12 Digital Infrastructure; SO16 Quality of Life & Place and SO17 Social Deprivation** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal is for 6 (net) dwellings. Given the findings of the evidence base and SA, it is considered that the site is appropriate for this quantum of development and has been allocated on this basis. The site is situated within the built-up area near Hailsham town centre and therefore has good access to local facilities and amenities. The site is well enclosed within the wider area therefore the impact on the landscape is limited and there are no other significant constraints affecting the site. The site would be required to provide structural landscaping to protect the amenity of surrounding residential dwellings and to provide an upgraded vehicular access from Mill Road.

SHELAA Ref: 305/1310 **SITE:** Bolneys Farm, South Road, Hailsham

SUMMARY OF RESULTS:	Site No: 305/1310 Name: Bolneys Farm, South Road, Hailsham																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. The site lies at the southwestern edge of Hailsham but is included within the proposed settlement boundary. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor Positive effects: SO3 Flood Risk and SO14 Housing** Given the site is not at risk of fluvial or surface water flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be minor positive over all timeframes as future residents and property would not be at risk. 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 and gypsy and traveller sites if they are to come forward. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. The impacts on this SA Objective are likely to be minor negative, although mitigation measures such as EV charging infrastructure could be implemented. **No significant effect: SO 10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centres and SO20 Education & Skills** Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective. The development of the site would not impact upon any heritage or cultural assets; therefore no significant effects are expected on this SA Objective

	The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue, nonetheless. The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective. **Uncertain: SO2 Climate Change Adaption; SO4 Water Resources/Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO12 Digital Infrastructure; SO13 Travel & Accessibility; SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO17 Social Deprivation** For the remaining objectives, more information is required to determine the effects**.**
Selected / Rejected for allocation	The proposal for the site is for 56 (net) dwellings. Given the findings of the evidence base and SA it is considered that the site would be appropriate for up to 60 (net) dwellings and has been proposed for allocation on this basis. The site is situated at the periphery of the built-up area of Hailsham but benefits from close proximity to existing bus stops and is well enclosed by existing landscape features. Hailsham town centre and therefore has good access to local facilities and amenities. The development of the site would be required to improve pedestrian connectivity to the site and provide a new vehicular access from South Road to the north. Development would be required to provide suitable and appropriate protection to the ancient woodland on the sites boundaries, which is also classified as priority habitat deciduous woodland. The noise generated from the A22 to the west and industrial units to the north and the large electricity pylon within the site would also require consideration within the design of the scheme.

SHELAA Ref: 308/1310 **SITE:** Amberstone Grange, Amberstone, Hailsham

SUMMARY OF RESULTS:	Site No: 308/1310 Name: Amberstone Grange, Amberstone Hailsham																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. The site lies to the north east of Hailsham outside of the proposed development boundary. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO14 Housing** Given the size of the site and its potential to provide specialist forms of the housing alongside market housing, the impact on this SA Objective is expected to be a major positive if the site is brought forward and makes a significant positive contribution to meeting the district's housing needs. **Minor Positive effects: SO15 Health & Wellbeing** Given that the site is in close proximity of health services and that the scale of development is likely to mean some degree of contributions towards and health and wellbeing improvements could be achieved, the effect is considered to be minor positive. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO4 Water Resources/Quality; SO6 Waste; SO7 Pollution; SO9 Biodiversity and SO 10 Landscape & Townscape** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. It is considered there would be minor negative effects on this SA Objective, predominantly due to the potential of the site to impact the River Hurst Haven which is currently in a poor condition and failing in its chemical status. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Given the size of the site it is likely to result in a significant number of additional cars on the road despite the provision of services and facilities on site as part of the proposals. Therefore, minor negative effects are expected on this SA Objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant Local Plan policies. Due to the potential harm from development on the BOA, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective.

	It is considered the effects on this SA Objective are minor negative as development of the quantum envisioned on this site would be out of keeping with the general character and appearance of the countryside to the north east of Hailsham. **No significant effect: SO19 Town & Village Centres** The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue nonetheless. **Uncertain: SO2 Climate Change Adaption; SO3 Flood Risk; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO 11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO13 Travel & Accessibility; SO16 Quality of Life & Place; SO17 Social Deprivation; SO18 Economy & Employment SO20 and Education & Skills** For the remaining objectives, more information is required to determine the effects**.**
Selected / Rejected for allocation	The site is not taken forward for allocation due to a combination of negative impacts. The site is severed from the existing built form of Hailsham to the south given the presence of flood risk within the southern half of the site. The northern part of the site provides a rural setting to Hailsham and is a visual connection to the Pevensey Levels to the east of the site. Development in this location would be out of keeping with the existing character of the area and would not relate well to existing liner form located along the A271 (Amberstone) in this location. There are also concerns that the site would have an impact upon the Grade II Listed Building (Amberstone Grange) and would not be able to achieve a suitable vehicular access to the site, however, further evidence would be required to assess this. Given the above issues, the site is not taken forward for allocation.

SHELAA Ref: 313/1310 **SITE:** Land adjacent Pattenden Farm, Battle Road, Hailsham

SUMMARY OF RESULTS:	Site No: 313/1310 Name: Land adjacent Pattenden Farm, Battle Road, Hailsham																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. The site lies within the existing built form of Hailsham. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO3 Flood Risk and SO13 Sustainable Travel & Accessibility.** Given the site is not at risk of fluvial, surface water or groundwater flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes as residents and property would not be at risk. The impact on this SA Objective is considered to be major positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street. **Minor Positive effects: SO14 Housing** 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. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste.** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. **No significant effect: SO7 Pollution; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centres and SO20 Education & Skills** The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. However, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective The site would not impact upon any heritage or cultural assets; therefore no significant effects are expected on this SA Objective.

	The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue nonetheless. The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective given the size of the site. **Uncertain: SO2 Climate Change Adaption; SO4 Water Resources & Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO10 Landscape and Townscape; SO12 Digital Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO17 Social Deprivation** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has been submitted as a planning application (in conjunction with the SHELAA site to the east under reference 521/1310) for 95 net dwellings under planning reference WD/2019/2685/MAJ that is pending a decision. Given the findings of the evidence base and SA, it is considered that this site is appropriate for residential development and is allocated, with Site 521/1310, for a combined total of 100 (net) dwellings on this basis. The site is situated within the built-up area of Hailsham and therefore has good access to local facilities and amenities, including a bus stop for public transport. The scheme would need to take into consideration the sites position at the edge of the settlement and provide an enhanced landscaping scheme. The development must also consider the noise generated from Battle Road to the west of the site.

SHELAA Ref: 328/1310 **SITE:** 150 and 152 Battle Road, Hailsham

SUMMARY OF RESULTS:	Site No: 328/1310 Name: 150 and 152 Battle Road, Hailsham																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site has been submitted as a planning application (in conjunction with the SHELAA site to the east under reference 135/1310) for 180 net dwellings under planning reference WD/2023/1684/MAO. This site only forms the access road for this application. The site lies within the existing built form of Hailsham. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO3 Flood Risk** Given the site is not at risk of fluvial, surface water or groundwater flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes as residents and property would not be at risk. **Minor Positive effects: SO13 Sustainable Travel & Accessibility and SO14 Housing** The impact on this SA Objective is considered to be minor positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street. 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. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste.** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. **No significant effect: SO4 Water Resources & Quality; SO7 Pollution; SO15 Health & Wellbeing; SO18 Economy & Employment; SO19 Town & Village Centres and SO20 Education & Skills**

	Given the proposed quantum of development, it is considered there will be no significant effect on this SA Objective and that mitigation through good design and compliance with local plan policies will address water efficiency. The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. However, over the longer term, given the close proximity to Hailsham town centre, public transport options, and the proposals for 8 (net) dwellings) it is considered there will be no significant effect on this SA Objective. Given the proposed scale of development, it is considered there will be no significant impact on this SA Objective as the site is unlikely to provide contributions to health and wellbeing provision. The site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue, nonetheless. The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective given the size of the site. **Uncertain: SO2 Climate Change Adaption; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO10 Landscape and Townscape; SO11 Historic and Cultural Assets; SO12 Digital Infrastructure; SO16 Quality of Life & Place and SO17 Social Deprivation** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 8 (net) dwellings. Given the findings of 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 situated within the built-up area Hailsham and therefore has good access to local facilities and amenities, including a bus stop for public transport. The scheme would need to take into consideration the sites position at the edge of the settlement and the Grade II Listed Building to the southeast. This would require enhanced landscaping on site boundaries. The overhead lines which cross the site would also need to be diverted or placed underground. The development must also consider the noise generated from Battle Road to the west of the site.

SHELAA Ref: 384/1310

SITE: Land at Grovelands School, Adjacent to Gleneagles Drive, Hailsham

SUMMARY OF RESULTS:	Site No: 384/1310 Name: Land at Grovelands School, adjacent to Gleneagles Drive, Hailsham																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Health and wellbeing • Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. The site lies within the built-up boundary of Hailsham. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor Positive effects: SO3 Flood Risk; SO13 Sustainable Travel & Accessibility; SO14 Housing** Given that the site is not at risk of fluvial or surface water flooding, but that further investigation is required for groundwater flooding and that suitable mitigation for surface water runoff is likely to be achievable, the effects on this SA Objective are considered to be minor positive. The impact on this SA Objective is considered to be minor positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street. 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. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO8 Green & Blue Infrastructure and SO9 Biodiversity** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. The impact SA Objective 8 and 9 is considered to be minor negative at this time, as development would require the removal of some trees that are subject to a group TPO on the sites western boundary. **No significant effect: SO7 Pollution; SO10 Landscape and Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment and SO19 Town & Village Centres**

	The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. However, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective. The site would not impact upon any heritage or cultural assets; therefore no significant effects are expected on this SA Objective. The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue, nonetheless. **Uncertain: SO2 Climate Change Adaption; SO4 Water Resources & Quality; SO5 Soil, Land & Minerals; SO12 Digital Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO17 Social Deprivation and SO20 Education & Skills** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 40 (net) dwellings. Given the findings of the evidence base and SA it is considered that the site would be appropriate for up to 40 (net) dwellings and has been proposed for allocation on this basis. This site previously achieved outline planning permission for up to 40 residential (net) dwellings under planning reference WD/2016/0348/MAO, but this has since lapsed. The site is situated within the built-up area of Hailsham and therefore has good access to local facilities and amenities, including a bus stop for public transport. The scheme would have a limited impact on existing landscape and heritage features. The site would be required to provide a new vehicular access on the western boundary and limit the impact on the group TPO that would require removal. The development would result in the loss of playing fields, and evidence would be required to demonstrate their loss would not detrimentally impact upon playing pitch provision within Hailsham. However, given this site was previously granted planning permission for residential, this is not expected to be an issue.

SHELAA Ref: 454/1310 **SITE:** Land South of Howard Close, Hailsham

SUMMARY OF RESULTS:	Site No: 454/1310 Name: Land south of Howard Close, Hailsham																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. The site lies within the built-up boundary of Hailsham. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor Positive effects: SO3 Flood Risk; SO13 Sustainable Travel & Accessibility; SO14 Housing** Given that the site is not at risk of fluvial, but that further investigation is required for groundwater flooding and that suitable mitigation for surface water runoff is likely to be achievable, the effects on this SA Objective are considered to be minor positive. The impact on this SA Objective is considered to be minor positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street. 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. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO9 Biodiversity** All development will result in an increase in greenhouse gas emissions and waste in both construction and operation of any development and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. Development is likely to have an impact on parts of the priority habitat present on site, although some mitigation will be possible. **No significant effect: SO7 Pollution; SO10 Landscape and Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centres and SO20 Education & Skills** The type of proposed development, the site's location, and proposed mitigations as part of the proposed development means no significant effects on these SA Objectives. **Uncertain: SO2 Climate Change Adaption; SO4 Water Resources & Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO12 Digital Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO17 Social Deprivation**

	For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 44 (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 40 (net) dwellings and has been proposed for allocation on this basis. The site is situated within the built-up area Hailsham and therefore has good access to local facilities and amenities, including a bus stop for public transport. The site is well enclosed within the wider area therefore the impact on the landscape is limited. The scheme would be required to provide structural landscaping to protect the amenity of surrounding residential dwellings and this should include the retention of existing priority habitat located within the site where possible. The scheme would be required to provide consideration to the watercourse that forms the southern boundary of the site and to alleviate surface water flooding via the implementation of SuDS.

SHELAA Ref: 461/1310 **SITE:** Amberstone Council Depot, Amberstone, Hailsham

SUMMARY OF RESULTS:	Site No: 461/1310 Name: Amberstone Council Depot, Amberstone, Hailsham																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. The site lies within the northeastern built up boundary of Hailsham. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects:** **Minor Positive effects: SO3 Flood Risk; SO13 Sustainable Travel & Accessibility and SO14 Housing** Given the site is not at risk of fluvial or surface water flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be minor positive over all timeframes as future residents and property would not be at risk. The impact on this SA Objective is considered to be minor positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street. 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. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. **No significant effect: SO7 Pollution; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO10 Landscape and Townscape; SO11 Historic & Cultural Heritage; SO15 Health and Wellbeing SO18 Economy & Employment; SO19 Town & Village Centres and SO20 Education & Skills** The type of proposed development, the site's location, and proposed mitigations as part of the proposed development means no significant effects on these SA Objectives.

	Uncertain: SO2 Climate Change Adaption; SO4 Water Resources/Quality; SO5 Soil, Land & Minerals; SO12 Digital Infrastructure; SO16 Quality of Life & Place; SO17 Social Deprivation and SO18 Economy & Employment 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 has been put forward by the applicant. Given the findings of the evidence base and SA, it is considered that the site is appropriate for 15 (net) dwellings and has been proposed for allocation on this basis. The site is situated within the built-up area Hailsham and therefore has good access to local facilities and amenities, including a bus stop for public transport. The site is well enclosed within the wider area therefore the impact on the landscape is limited and there are no other significant constraints affecting the site. The site would be required to provide structural landscaping to protect the amenity of surrounding residential dwellings and to remediate any potential contamination on site. The development of the site would also require the relocation of the existing use of the site to a new facility.

SHELAA Ref: 470/1310 **SITE:** Fire Station, Victoria Road, Hailsham

SUMMARY OF RESULTS:	Site No: 470/1310 Name: Fire Station, Victoria Road, Hailsham																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. The site lies within the northeastern built up boundary of Hailsham. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO3 Flood Risk and SO13 Sustainable Travel & Accessibility** Given the site is not at risk of fluvial, groundwater or surface water flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes as residents and property would not be at risk. The impact on this SA Objective is considered to be major positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street. **Minor Positive effects: SO14 Housing** 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. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. mitigation. **No significant effect: SO7 Pollution; SO10 Landscape and Townscape; SO18 Economy & Employment; SO19 Town & Village Centres and SO20 Education & Skills** The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. However, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective

	Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective. The site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective. The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue, nonetheless. The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective given the size of the site. **Uncertain: SO2 Climate Change Adaption; SO4 Water Resources/Quality; SO5 Soil, Land & Minerals; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO15 Health and Wellbeing SO16 Quality of Life & Place; SO17 Social Deprivation** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 20 (net) dwellings. Given the constraints identified within the evidence base and SA, as well as the sites area (ha), it is considered that the site would only be appropriate for up to 10 (net) dwellings and has been proposed for allocation on this basis. The site is situated within the built-up area Hailsham and therefore has good access to local facilities and amenities, including a bus stop for public transport. The scheme is well enclosed within the surrounding landscape and would have a limited impact on biodiversity. The development must be carefully designed to take into consideration the sites position adjacent the Hailsham Conservation Area and neighbouring listed buildings. The development would be required to take into consideration the residential amenity of existing dwellings.

SHELAA Ref: 521/1310 **SITE:** Land to the East of Battle Road, Hailsham

SUMMARY OF RESULTS:	Site No: 521/1310 Name: Land to the east of Battle Road, Hailsham																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site is subject to a full planning application for 95 (net) dwellings under planning reference WD/2019/2685/MAJ. This also includes neighbouring land to the west (313/1310). Hailsham is classed as a sustainable settlement in the Settlement Hierarchy, and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO3 Flood Risk and SO13 Travel & Accessibility** Given the site is not at risk of fluvial flooding and that the planning application for the site has received no objection from the local flood authority for the proposed development, the impact on this SA Objective is likely to be major positive over all timeframes as residents and property would not be at risk. Given that the site is in close proximity to public transport options, and it has been demonstrated as part of the planning application process that a suitable vehicular and pedestrian access can be provided by neighbouring residential development, the effect on this SA Objective is major positive. **Minor positive effects: SO4 Water Resources; SO8 Green & Blue Infrastructure, SO9 Biodiversity; SO14 Housing; SO15 Health & Wellbeing; SO16 Quality of Life & Place; Social Deprivation and SO20 Education & Skills** Given that measures to protect the Pevensey Levels and to ensure water efficiency have been secured as part of the ongoing application, the effect on this SA Objective is minor positive. This is reliant on the proposed scheme coming forward for development. The impact is considered to be minor positive, because although development of the site itself results in loss of some undeveloped land, the development would retain and enhance parts of the site for green and blue infrastructure and biodiversity as demonstrated within the ongoing planning application. The proposed development for 95 (net) dwellings has the potential to significantly contribute to the district's identified housing need. The ongoing proposals for the site indicate that affordable housing will be achieved at 35% and self-build and custom build plots at 5%. Noting that the existing capacity within the health sector would need to be expanded over the longer term, this may bring some minor negative impact initially, but there is provision nearby. The proposal also makes contribution towards this healthcare, as well as providing open space and play provision, and contributions to these, thus long term the effects on this SA Objective are likely to be minor positive.

	The proposed scheme looks to create safe, attractive and socially integrated spaces within the development to improve quality of life. The ongoing planning application for the site has demonstrated that affordable housing and self-build and custom build plots will be brought forward on the site which will have a positive impact on the quality of life on any development. The impact is likely to be minor positive in the short term in regard to skills and training in construction, and minor positive in the long term, given the scale of development and contribution necessary towards infrastructure. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO10 Landscape & Townscape** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. The ongoing planning application has submitted plans that demonstrate that an enhanced landscaping scheme and buffer will be provided to enclose the site further within the existing landscaping. However, given the sites location at the eastern periphery of Hailsham, some impact on the landscape will remain and there is a minor negative effect on this SA Objective. **No significant effect: SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; and SO19 Town & Village Centre** The type of proposed development, the site's location and proposed mitigations as part of the proposed development means no significant effects on these SA Objectives. **Uncertain: SO2 Climate Change Adaption; SO3 Flood Risk, SO5 Soil, Land & Minerals; SO7 Pollution; SO12 Digital Infrastructure; SO16 Quality of Life & Place and SO17 Social Deprivation.** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 95 (net) dwellings. Given the site is subject to an ongoing full planning permission for this quantum of development, under WD/2019/2685/MAJ and which includes Site 313/1310, it is proposed for allocation on this basis. The site is located on the eastern periphery of Hailsham, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site falls within that proposed development boundary. The site conforms with the overall spatial strategy for development within Wealden as a whole as it is within reach via public transport of services and facilities within a sustainable settlement. The site is integrated into the existing settlement, however, there would be some mitigations required as part of the design to lessen the impacts on the wider landscape. Development must also mitigate the impacts upon biodiversity and provide enhancements throughout the site, as demonstrated within the ongoing planning application. Development would be required to

	consider the potential impacts on the Pevensey Levels to the east of the site and to mitigate these impacts accordingly as has been demonstrated within the ongoing planning application. The site would require the provision of new pedestrian and vehicular access via neighbouring land, which has been demonstrated to be suitable as part of the ongoing planning application.

SHELAA Ref: 524/1310 **SITE:** Land at Harebeating Nursery, Harebeating Lane, Hailsham

SUMMARY OF RESULTS:	Site No: 524/1310 Name: Land at Harebeating Nursery, Harebeating Lane, Hailsham																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. The site lies within the built up boundary of Hailsham. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor Positive effects: SO3 Flood Risk and SO14 Housing** Given the site is not at risk of fluvial flooding or surface water flooding, and that policies within the plan will provide for suitable mitigation for surface water and groundwater flood risk, the impact on this SA Objective is likely to be major positive over all timeframes. 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. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. **No significant effect: SO7 Pollution; SO9 Biodiversity; SO10 Landscape and Townscape; SO18 Economy & Employment; SO19 Town & Village Centres and SO20 Education & Skills** The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. However, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective Given the location of the site within the existing built up area of Hailsham and the likely lack of biodiversity on site, it is considered there would be no significant effects on this SA Objective. Given the fact the site is well integrated into Hailsham, no significant effect is expected on this SA Objective.

	The site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective. The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue nonetheless. The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective given the size of the site. **Uncertain: SO2 Climate Change Adaption; SO4 Water Resources & Quality; SO5 Soil, Land & Minerals; SO7 Pollution; SO8 Green & Blue Infrastructure; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO13 Sustainable Travel & Accessibility; SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO17 Social Deprivation** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal is for residential development although the quantum of housing has not been specified by the applicant. However, given the findings of the evidence base and SA, it is considered that the site is appropriate for 10 (net) dwellings and has been allocated on this basis. The site is situated within the built-up area of Hailsham and therefore has good access to local facilities and amenities, including a bus stop for public transport. The scheme would need to take into consideration the sites position at the edge of the settlement and the Grade II Listed Building (Harebeating Windmill) to the north. This would require enhanced landscaping on site boundaries. The development must also consider the noise generated from Battle Road to the west of the site and potential odour from the nearby sewage treatment works.

SHELAA Ref: 621/1310 **SITE:** Land at Hailsham Delivery Offices, 11 North Street, Hailsham

SUMMARY OF RESULTS:	Site No: 621/1310 Name: Land at Hailsham Delivery Offices, 11 North Street, Hailsham																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. The site lies within the north eastern built up boundary of Hailsham. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO3 Flood Risk and SO13 Sustainable Travel & Accessibility** Given the site is not at risk of fluvial, groundwater or surface water flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes as residents and property would not be at risk. The impact on this SA Objective is considered to be major positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street. **Minor Positive effects: SO14 Housing** 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. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. **No significant effect: SO7 Pollution; SO10 Landscape and Townscape; SO19 Town & Village Centres and SO20 Education & Skills** The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. However, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective.

	Given the lack of historic or cultural features in this location, no significant effect is expected on this SA Objective. The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue nonetheless. The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective given the size of the site. **Uncertain: SO2 Climate Change Adaption; SO4 Water Resources/Quality; SO5 Soil, Land & Minerals; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO15 Health and Wellbeing SO16 Quality of Life & Place; SO17 Social Deprivation and SO18 Economy & Employment** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for up to 30 (net) dwellings. Given the constraints identified within the evidence base and SA, as well as the sites size (0.14ha), it is considered that the site would only be appropriate for up to 8 (net) dwellings and has been proposed for allocation on this basis. The site is situated within the built-up area Hailsham and therefore has good access to local facilities and amenities, including a bus stop for public transport. The scheme is well enclosed within the surrounding landscape, however additional buffering may be required to provide enclosure to the Cuckoo Trail, taking into consideration the adjacent BOA. An upgraded vehicular access would be required to the site, however this is considered achievable. The development must be carefully designed to take into consideration the sites position adjacent the Hailsham Conservation Area. The development would be required to take into consideration the residential amenity of existing dwellings.

SHELAA Ref: 678/1310 **SITE:** Land at The Market, Market Street, Hailsham

SUMMARY OF RESULTS:	Site No: 678/1310 Name: Land at The Market, Market Street, Hailsham																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site lies within the existing built form of Hailsham. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO3 Flood Risk and SO13 Sustainable Travel & Accessibility** The impact on this SA Objective is considered to be major positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street. Given the site is not at risk of fluvial, surface water or groundwater flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes as residents and property would not be at risk. **Minor Positive effects: SO14 Housing** 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 older persons housing needs. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO11 Historic and Cultural Assets** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. Given that development would involve development of a site that is partially located within a Conservation Area, it is considered that development of the site would have some impact on these historic assets. The impact on this SA Objective is a minor negative, however, mitigation through careful design would lessen this. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. **No significant effect: SO7 Pollution; SO9 Biodiversity; SO10 Landscape and Townscape; SO19 Town & Village Centres and SO20 Education & Skills** The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. However, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective.

	Given the location of the site within the existing built up area of Hailsham and the likely lack of biodiversity on site, it is considered there would be no significant effects on this SA Objective. Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective. The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue nonetheless. The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective given the size of the site. **Uncertain: SO2 Climate Change Adaption; SO4 Water Resources & Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO12 Digital Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO17 Social Deprivation and SO18 Economy & Employment** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal is for older persons housing in the form of a care home. The site was recently subject to a planning application under reference WD/2021/1998/MAJ for 62 extra care apartments and 17 bungalows (Use Class C2), totalling 79 (net) dwellings, that has now been withdrawn. Given the findings of the evidence base and SA, it is considered that the site would only be appropriate for up to 40 (net) dwellings and has been proposed for allocation on this basis. The site is situated within the built-up area Hailsham and therefore has good access to local facilities and amenities, including a bus stop for public transport. The site is well enclosed within the surrounding landscape and would have a limited impact on biodiversity. The site would also provide housing to meet a specific need within the District (older persons housing). The development of the site would be required to take into consideration the group TPO along the sites boundaries. The development must be carefully designed to take into consideration the sites partial position within the Hailsham Conservation Area and neighbouring listed buildings. The current use of the site is incredibly important for the local economy. The re-provision of the livestock auction market would be required before this site can be delivered for residential development.

SHELAA Ref: 696/1310 **SITE:** Land Adjoining Summerhill Lane, Hailsham

SUMMARY OF RESULTS:	Site No: 696/1310 Name: Land adjoining Summerhill Lane, Hailsham																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Infrastructure
Cumulative Effects	The part of the site located to the north of Summerhill Lane has achieved outline planning permission for up to 241(net) dwellings under WD/2019/2692/MAO. This part of the site is subject to a reserved matters application under WD/2023/1924/MRM. The part of the site to the south of Summerhill Lane does not have planning permission. The site lies to the south of Hailsham. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO14 Housing.** Given the size of the site and its potential to provide specialist forms of the housing alongside market housing, the impact on this SA Objective is expected to be a major positive if the site is brought forward and makes a positive contribution to meeting the district's housing needs. **Minor positive effects: SO3 Flood Risk** Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be minor positive over all timeframes. **Major negative effects: SO10 Landscape and Townscape** The impact is considered to be major negative as housing development on this southern part of the site would represent an unsuitable extension of Hailsham into the countryside to the south of Summerhill Lane and would have significant impacts on the local green infrastructure network. **Minor negative effects: SO1 Climate Change Mitigation; S04 Water Resource/Quality; SO6 Waste; SO7 Pollution** The effect on this SA Objective is considered to be minor negative as despite mitigation measures provided as part of the planning application, residual emissions are likely to remain. Given the quantum of development that has already been granted within the northern part of the site and the growth sought on the southern part of the site, it is considered that there could be minor negative effects on this SA Objective. Impacts could be mitigated through good design and compliance with local plan policies as identified within the planning permission for the northern part of the site. Given the scale of development, the impacts on this SA Objective are considered to be minor negative, as mitigation measures and the application of Local Plan policies could mitigate some adverse effects but not all. It is acknowledged that some mitigation methods to reduce pollution have been secured as part of the planning permission for the northern part of the site.

	Given the size of the site it is likely to result in a significant number of additional cars on the road. Therefore, minor negative effects are expected on this SA Objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant Local Plan policies. **No significant effect: Economy & Employment and SO19 Town & Village Centre** The site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue, nonetheless. **Uncertain: SO2 Climate Change Adaption; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO11 Historic & Cultural Heritage SO12 Digital Infrastructure; SO13 Travel & Accessibility; SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO17 Social Deprivation and SO20 Education & Skills** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is rejected for allocation. The northern part of the site would be suitable for allocation; however, it has already achieved outline planning permission for up to 241(net) dwellings under WD/2019/2692/MAO. The part of the site to the south of Summerhill Lane is not allocated for development as housing development on this southern part of the site would represent an unsuitable extension of Hailsham into the countryside to the south of Summerhill Lane and would have significant impacts on the local green infrastructure network. There are also concerns that the site would have an impact upon the two Grade II listed buildings to the south of the site and would also not be able to achieve a suitable vehicular or pedestrian access to the south, however, further evidence would be required to assess this. Given the above issues, the site is not taken forward for allocation.

SHELAA Ref: 724/1310 **SITE:** Land Between Station Road and Old Swan Lane, Hailsham

SUMMARY OF RESULTS:	Site No: 724/1310 Name: Land between Station Road and Old Swan Lane, Hailsham																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. The site lies within the built-up boundary of Hailsham. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO14 Housing** The impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a significant positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots and gypsy and traveller sites if they are to come forward. **Minor Positive effects: SO3 Flood Risk; SO13 Travel & Accessibility and SO15 Health & Wellbeing** Given that the site is not at risk of fluvial, but that further investigation is required for groundwater flooding and that suitable mitigation for surface water runoff is likely to be achievable, the effects on this SA Objective are considered to be minor positive. The impact on this SA Objective is considered to be minor positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street. Given the scale of development it is likely to mean some that form of contributions towards, and health and wellbeing improvements could be achieved and the effect is considered to be minor positive. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO9 Biodiversity** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. The impact on this SA Objective is considered to be minor negative at this time, as development is likely to have an impact on parts of the priority habitat present on site, although some mitigation will be possible. **No significant effect: SO7 Pollution; SO 10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment and SO19 Town & Village Centres** It is anticipated that there will be no significant effect on this SA Objective, however, this is dependent on development coming forward in the part of the site that is not impacted by odour issues from the wastewater treatment works.

	Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective. The development of the site would not impact upon any heritage or cultural assets; therefore no significant effects are expected on this SA Objective The site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue, nonetheless. **Uncertain: SO2 Climate Change Adaption; SO4 Water Resources/Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO12 Digital Infrastructure; SO16 Quality of Life & Place; SO17 Social Deprivation and SO20 Education & Skills** For the remaining objectives, more information is required to determine the effects**.**
Selected / Rejected for allocation	The site is not taken forward for allocation, although it is important to note that the northwestern part of the site (assessed under 454/1310) has been allocated for 40 (net) dwellings. This significantly larger site was previously subject to a planning application for 110 (net) dwellings under planning reference WD/2018/2708/MAO. The application was withdrawn as the odour impacts from the Hailsham South Wastewater Treatment works located to the south of the site could not be mitigated on large parts of the site. The Council have received no further evidence from the applicant to demonstrate that this issue has been resolved and the site is therefore not selected for allocation.

SHELAA Ref: 788/3110

SITE: Land to the West of Old Road and North of the A271, Magham Down

SUMMARY OF RESULTS:	Site No: 788/3110 Name: Land to the west of Old Road and north of the A271, Magham Down																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Health and wellbeing • Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. The site lies to the north east of Hailsham, within the smaller settlement of Magham Down and is outside of the proposed development boundary for Hailsham. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor Positive effects: SO3 Flood Risk; SO14 Housing** Given the site is not at risk of fluvial or surface water flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff and groundwater flooding, the impact on this SA Objective is likely to be minor positive over all timeframes as residents and property would not be at risk. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO9 Biodiversity; SO10 Landscape & Townscape and SO19 Town & Village Centres** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Given the size of the site it is likely to result in a significant number of additional cars on the road despite the provision of services and facilities on site as part of the proposals. Therefore, minor negative effects are expected on this SA Objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant Local Plan policies. Due to the potential harm from development on the BOA, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective. The site plays an important role in maintaining the visual and physical separation of Hailsham and Magham Down. Although the land is not particularly prominent in the landscape and is well screened, it is considered that the site, if developed, would

	significantly detract from the rural character of the area and would not be a logical extension to the village as access could only be achieved from the A271 to the south. **No significant effect: SO11 Historic and Cultural Heritage and SO18 Economy & Employment** It is considered there would be no significant effect on this SA Objective due to the lack of historic and cultural features within the site or within close proximity. The site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective. **Uncertain: SO2 Climate Change Adaption; SO4 Water Resources/Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO12 Digital Infrastructure; SO13 Travel & Accessibility; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO17 Social Deprivation; SO18 Economy & Employment SO20 and Education & Skills** For the remaining objectives, more information is required to determine the effects**.**
Selected / Rejected for allocation	The site is not taken forward for allocation due to a number of negative impacts. The site is situated in a relatively remote location, with limited access to services, amenities and public transport and occupiers of residential development here would largely be reliant on private motor vehicles. The development of the site would result in the loss of land which plays a pivotal role in maintaining the physical and visual separated of Magham Down. Development would also be out of character with the existing townscape and landscape of Magham Down in this location. There are also concerns that the site is unable to achieve a vehicular access to the site, however, further evidence would be required to assess this. Given the above issues, the site is not taken forward for allocation.

SHELAA Ref: 854/1310 **SITE:** Creepers Cottage, Coldthorn Lane, Hailsham

SUMMARY OF RESULTS:	Site No: 854/1310 Name: Creepers Cottage, Coldthorn Lane, Hailsham																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. The site lies to the south of Hailsham outside of the proposed development boundary. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor Positive effects: SO3 Flood Risk; SO14 Housing** Given that the site is not at risk of fluvial, but that further investigation is required for groundwater flooding and that suitable mitigation for surface water runoff is likely to be achievable, the effects on this SA Objective are considered to be minor positive. The proposal for residential development on this site has the potential to contribute to the district's identified housing need, albeit not within a sustainable settlement and therefore not in conformity with the overall spatial strategy for the district. **Major negative effects: SO19 Town & Village Centres** The site is detached from Hailsham, (a sustainable settlement as defined in the Settlement Hierarchy) and any rural settlement and is therefore isolated from local services, facilities and public transport. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO10 Landscape & Townscape; SO13 Travel & Accessibility; SO15 Health & Wellbeing.** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Due to the sites location outside the boundaries of a sustainable settlement 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 to reduce emissions through appropriate application of relevant Local Plan policies, and any major effect is lessened by the sites small size. The impacts on this SA Objective are likely to be minor negative. Given the size of the site, its isolated location and the existing character of the area, it is considered that there will be a minor negative impact upon this SA Objective.

	The site does not have any access to sustainable transport or suitable active travel modes (walking and cycling). Much of this depends on whether the site can connect to existing public transport options or the pedestrian footpaths to be provided on developments to the north. Therefore, the effects on this SA Objective are considered to be minor negative at this time. •Given the detachment of the site from Hailsham and any other settlement, and the current lack of any sustainable access to the town's health & wellbeing facilities or educational facilities, the impact on SA Objectives 15 and 20 over the longer term is considered to be minor negative **No significant effect: SO11 Historic & Cultural Heritage; SO18 Economy & Employment** The development of the site would not impact upon any heritage or cultural assets; therefore no significant effects are expected on this SA Objective The site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective. **Uncertain: SO2 Climate Change Adaption; SO4 Water Resources/Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO16 Quality of Life & Place; SO17 Social Deprivation;** For the remaining objectives, more information is required to determine the effects**.**
Selected / Rejected for allocation	The proposal for the site is for up to 30 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site is not suitable for residential development. The site is not in conformity with the overall spatial strategy for the district, being located outside any sustainable settlement and with no access to public transport from the development that would allow future residents to have a feasible alternative to using the car. Pedestrian access along Coldthorn Lane is non-existent in this location and there is no scope for this to be provided given the narrow and rural nature of the lane. Development of this site would create an isolated residential development that is car dependent and isolated from any services and facilities. Furthermore, development would encroach further into the countryside to the south of Hailsham and would not relate well to the existing landscape character of the area.

SHELAA Ref: 882/1310 **SITE:** Land on North West Side of Coldthorn Lane, Hailsham

SUMMARY OF RESULTS:	Site No: 882/1310 Name: Land on north west side of Coldthorn Lane, Hailsham																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. The site lies to the south of Hailsham outside of the proposed development boundary. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor Positive effects: SO3 Flood Risk; SO14 Housing** Given that the site is not at risk of fluvial, but that further investigation is required for groundwater flooding and that suitable mitigation for surface water runoff is likely to be achievable, the effects on this SA Objective are considered to be minor positive. The proposal for residential development on this site has the potential to contribute to the district's identified housing need, albeit not within a sustainable settlement and therefore not in conformity with the overall spatial strategy for the district. **Major negative effects: SO19 Town & Village Centres** The site is detached from Hailsham, (a sustainable settlement as defined in the Settlement Hierarchy) and any rural settlement and is therefore isolated from local services, facilities and public transport. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO10 Landscape & Townscape; SO13 Travel & Accessibility; SO15 Health & Wellbeing;** All development will result in an increase in greenhouse gas emissions, however given lack of access to sustainable transport, a minor negative effect is expected on this SA Objective, specifically in terms of emissions from vehicles. Mitigation measures will need to be identified to minimise impacts as far as possible, although a residual negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Due to the sites location outside the boundaries of a sustainable settlement 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 to reduce emissions through appropriate application of relevant Local Plan policies, and any major effect is lessened by the sites small size. The impacts on this SA Objective are likely to be minor negative. Given the size of the site, its isolated location and the detrimental impact of development upon the existing character of the area, it is considered that there will be a minor negative impact upon this SA Objective.

	The site does have access to sustainable transport however there is currently no pedestri9an connectivity to the bus stops nearby or suitable active travel modes (walking and cycling). Much of this depends on whether the site can connect to existing public transport options or the pedestrian footpaths to be provided on developments to the north. Therefore, the effects on this SA Objective are considered to be minor negative at this time. Given the detachment of the site from Hailsham and any other settlement, and the current lack of any sustainable access to the town's health & wellbeing facilities or educational facilities, the impact on SA Objectives 15 and 20 over the longer term is considered to be minor negative **No significant effect: SO11 Historic & Cultural Heritage; SO18 Economy & Employment** The development of the site would not impact upon any heritage or cultural assets; therefore no significant effects are expected on this SA Objective The site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective. **Uncertain: SO2 Climate Change Adaption; SO4 Water Resources/Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO16 Quality of Life & Place; SO17 Social Deprivation;** For the remaining objectives, more information is required to determine the effects**.**
Selected / Rejected for allocation	The proposal for the site is for 10 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site is not appropriate for residential development and is therefore not taken forward for allocation. The site is not in conformity with the overall spatial strategy for the district, being located outside any sustainable settlement and with no pedestrian access to public transport from the development that would allow future residents to have a feasible alternative to using the car. Pedestrian access along Coldthorn Lane is non-existent in this location and there is no scope for this to be provided given the narrow and rural nature of the lane. Development of this site would create an isolated residential development that is car dependent and isolated from any services and facilities. Furthermore, development would encroach further into the countryside to the south of Hailsham and would not relate well to the existing landscape character of the area.

SHELAA Ref: 883/1310 **SITE:** Harebeating Farm, Marshfoot Lane, Hailsham

SUMMARY OF RESULTS:	Site No: 883/1310 Name: Harebeating Farm, Marshfoot Lane, Hailsham																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Infrastructure
Cumulative Effects	There is a current ongoing outline planning application for the site under planning reference WD/2023/0709/MAO for a 62 bedroom care home within south western part of the site fronting onto Marshfoot Lane. The site does not currently benefit from planning permission nor any application for development. The site lies at the southeastern periphery of Hailsham within the proposed settlement boundary. Hailsham is classed as a sustainable settlement in the Settlement Hierarchy, and there are a number of potential sites put forward for development in and around the town.. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor positive effects: SO13 Travel & Accessibility; SO14 Housing; SO16 Quality of Life & Place** The impact on this SA Objective is considered to be minor positive given the proximity of the site to a sustainable settlement and sustainable public 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 older persons housing needs and other forms of housing. Given that the proposals for the site indicate that affordable housing will be brought forward on site, the effect on this SA Objective is considered to be minor positive. This could only be enhanced by a greater number of affordable dwellings. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; S04 Water Resource/Quality; SO6 Waste; SO9 Biodiversity** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Whilst this site is seeking to reduce the impacts of development upon climate via the mitigations demonstrated within the ongoing planning application, a residual minor negative impact is likely to remain. It is considered there would be a minor negative effect on this SA Objective, predominantly due to the potential of the site to impact a watercourse located along the sites northern boundary which flows directly into the Pevensey Levels. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Whilst the applicant is seeking to reduce these impacts, a residual minor negative impact is likely to remain. Whilst the proposed development has indicated biodiversity enhancements as part of development, it is currently unknown whether these can be applied to the whole site. Given that the development of the site would result in the loss of priority habitat, the effects on this SA Objective are minor negative.

	Given the above reasons, it is considered the effects on this SA Objective are minor negative as development of the quantum envisioned would have a significant impact upon the landscape and would be highly exposed within the landscape. This is lessened by the enclosure provided to the site by existing development, the railway line and the A22. **No significant effect: SO7 Pollution; SO10 Landscape and Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment and SO19 Town & Village Centre and SO20 Education & Skills** The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. However, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective. Given the above reasons, it is considered the effects on this SA Objective are of no significant effect. This is only if development remains within the parts of the site fronting onto Marshfoot Lane. It is considered that if development extends to the north beyond this ridgeline then the effects would be greatly more significant. The proposed development for the site has considered heritage assets within the design of the scheme and it is considered that there will be no significant effect on this SA Objective should this scheme come forward. The site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective. The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective given the quantum of development proposed for the site. The development of this site would place future residents within close proximity of the sustainable settlements of Eastbourne and Stone Cross and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Eastbourne and Stone Cross will continue nonetheless. 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 would be no significant impact on this SA Objective. **Uncertain: SO2 Climate Change Adaption; SO3 Flood Risk; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO12 Digital Infrastructure; SO15 Health & Wellbeing; SO17 Social Deprivation** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 62 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 20 (net) dwellings in the southern part of the site and has been proposed for allocation on this basis. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development as the site is greatly exposed to the wider landscape to the north and development would have a detrimental impact upon the general rural

	character and appearance of the surrounding countryside. The site also contains priority habitat floodplain grazing marsh in the north and east of the site. Therefore, large-scale housing development beyond the built linear form on Harebeating Lane would be unsuitable in this location. The southern part of the site is well related to the built form of Hailsham and benefits from close proximity to existing the existing facilities and amenities that are provided within the settlement. Development would require the provision of improved pedestrian and vehicular access Marshfoot Lane that takes into consideration the highways improvements in relation to the land granted permission for 300 (net) dwellings to the south. Significant biodiversity enhancements would be required on the site given the loss of priority habitat in this part of the site and careful consideration of the impacts on the Pevensey Levels would also be required. The development would also be required to consider neighbouring residential amenity and the public right of way that crosses the site.

SHELAA Ref: 891/1310 **SITE:** Land at Stockhall Farm, Summerhill Lane, Hailsham

SUMMARY OF RESULTS:	Site No: 891/1310 Name: Land at Stockhall Farm, Summerhill Lane, Hailsham																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Tunbridge Wells is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. The settlement lies outside the administrative boundaries of Wealden. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor Positive effects: SO3 Flood Risk; SO14 Housing** Given that the site is not at risk of fluvial, but that further investigation is required for groundwater flooding and that suitable mitigation for surface water runoff is likely to be achievable, the effects on this SA Objective are considered to be minor positive. The proposal for residential development on this site has the potential to contribute to the district's identified housing need, albeit not within a sustainable settlement and therefore not in conformity with the overall spatial strategy for the district. **Major negative effects: SO19 Town & Village Centres** The site is detached from Hailsham, (a sustainable settlement as defined in the Settlement Hierarchy) and any rural settlement and is therefore isolated from local services, facilities and public transport. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO10 Landscape & Townscape; SO13 Travel & Accessibility; SO15 Health & Wellbeing.** All development will result in an increase in greenhouse gas emissions, however given lack of access to sustainable transport, a minor negative effect is expected on this SA Objective, specifically in terms of emissions from vehicles. Mitigation measures will need to be identified to minimise impacts as far as possible, although a residual negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Due to the sites location outside the boundaries of a sustainable settlement 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 to reduce emissions through appropriate application of relevant Local Plan policies, and any major effect is lessened by the sites small size. The impacts on this SA Objective are likely to be minor negative. Given the size of the site, its isolated location and the detrimental impact of development upon the existing character of the area, it is considered that there will be a minor negative impact upon this SA Objective.

	The site does not have any access to sustainable transport or suitable active travel modes (walking and cycling). Much of this depends on whether the site can connect to existing public transport options or the pedestrian footpaths to be provided on developments to the north. Therefore, the effects on this SA Objective are considered to be minor negative at this time. Given the detachment of the site from Hailsham and any other settlement, and the current lack of any sustainable access to the town's health & wellbeing facilities or educational facilities, the impact on SA Objectives 15 and 20 over the longer term is considered to be minor negative. **No significant effect: SO11 Historic & Cultural Heritage; SO18 Economy & Employment** The development of the site would not impact upon any heritage or cultural assets; therefore no significant effects are expected on this SA Objective The site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective. **Uncertain: SO2 Climate Change Adaption; SO4 Water Resources/Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO16 Quality of Life & Place; SO17 Social Deprivation;** For the remaining objectives, more information is required to determine the effects**.**
Selected / Rejected for allocation	The proposal for the site is for 40 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site is not appropriate for residential development and is therefore not taken forward for allocation. The site is not in conformity with the overall spatial strategy for the district, being located outside any sustainable settlement and with no access to public transport from the development that would allow future residents to have a feasible alternative to using the car. Pedestrian access along Coldthorn Lane is non-existent in this location and there is no scope for this to be provided given the narrow and rural nature of the lane. Development of this site would create an isolated residential development that is car dependent and isolated from any services and facilities. Furthermore, development would encroach further into the countryside to the south of Hailsham and would not relate well to the existing landscape character of the area.

SHELAA Ref: 895/1310 **SITE:** Land at Davmau Farm, Coldthorn Lane, Hailsham

SUMMARY OF RESULTS:	Site No: 895/1310 Name: Land at Davmau Farm, Coldthorn Lane, Hailsham																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. The site lies to the south of Hailsham outside of the proposed development boundary. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor Positive effects: SO3 Flood Risk; SO14 Housing** Given that the site is not at risk of fluvial, but that further investigation is required for groundwater flooding and that suitable mitigation for surface water runoff is likely to be achievable, the effects on this SA Objective are considered to be minor positive. The proposal for residential development on this site has the potential to contribute to the district's identified housing need, albeit not within a sustainable settlement and therefore not in conformity with the overall spatial strategy for the district. **Major negative effects: SO19 Town & Village Centres** The site is detached from Hailsham, (a sustainable settlement as defined in the Settlement Hierarchy) and any rural settlement and is therefore isolated from local services, facilities, and public transport. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO10 Landscape & Townscape; SO13 Travel & Accessibility; SO15 Health & Wellbeing.** All development will result in an increase in greenhouse gas emissions, however given lack of access to sustainable transport, a minor negative effect is expected on this SA Objective, specifically in terms of emissions from vehicles. Mitigation measures will need to be identified to minimise impacts as far as possible, although a residual negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Due to the sites location outside the boundaries of a sustainable settlement 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 to reduce emissions through appropriate application of relevant Local Plan policies, and any major effect is lessened by the sites small size. The impacts on this SA Objective are likely to be minor negative. Given the size of the site, its isolated location, and the detrimental impact of development upon the existing character of the area, it is considered that there will be a minor negative impact upon this SA Objective.

	The site does not have any access to sustainable transport or suitable active travel modes (walking and cycling). Much of this depends on whether the site can connect to existing public transport options or the pedestrian footpaths to be provided on developments to the north. Therefore, the effects on this SA Objective are considered to be minor negative at this time. Given the detachment of the site from Hailsham and any other settlement, and the current lack of any sustainable access to the town's health & wellbeing facilities or educational facilities, the impact on SA Objectives 15 and 20 over the longer term is considered to be minor negative. **No significant effect: SO11 Historic & Cultural Heritage; SO18 Economy & Employment** The development of the site would not impact upon any heritage or cultural assets; therefore no significant effects are expected on this SA Objective The site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective. **Uncertain: SO2 Climate Change Adaption; SO4 Water Resources/Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO16 Quality of Life & Place; SO17 Social Deprivation.** For the remaining objectives, more information is required to determine the effects**.**
Selected / Rejected for allocation	The proposal for the site is for up to 1,000 (net) dwellings and an unspecified amount of employment floorspace. Given the constraints identified within the evidence base and SA it is considered that the site is not suitable for residential development however the southern part of the site is considered suitable for employment development and has been proposed for allocation on this basis, as part of Site 1115/1310. The site is not in conformity with the overall spatial strategy for the district, being located outside any sustainable settlement and with no access to public transport from the development that would allow future residents to have a feasible alternative to using the car. Pedestrian access along Coldthorn Lane is non-existent in this location and there is no scope for this to be provided given the narrow and rural nature of the lane. Development of this site would create an isolated residential development that is car dependent and isolated from any services and facilities. Furthermore, development would encroach further into the countryside to the south of Hailsham and would not relate well to the existing landscape character of the area.

SHELAA Ref: 903/1310

SITE: Land and Access Track to the Rear of 168 Battle Road, Hailsham

SUMMARY OF RESULTS:	Site No: 903/1310	Name: Land and access track to the rear of 168 Battle Road, Hailsham																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Health and wellbeing • Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Tunbridge Wells is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. The settlement lies outside the administrative boundaries of Wealden. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor Positive effects: SO3 Flood Risk and SO14 Housing** Given the site is not at risk of fluvial flooding or surface water flooding, and that policies within the plan will provide for suitable mitigation for surface water and groundwater flood risk, the impact on this SA Objective is likely to be major positive over all timeframes. 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. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. **No significant effect: SO7 Pollution; SO9 Biodiversity; SO10 Landscape and Townscape; SO15 Health and Wellbeing SO18 Economy & Employment; SO19 Town & Village Centres and SO20 Education & Skills** The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. However, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective Given the location of the site within the existing built up area of Hailsham and the likely lack of biodiversity on site, it is considered there would be no significant effects on this SA Objective.

	Given the proposed small scale of development, it is unlikely that the proposed scheme will contribute to health and wellbeing benefits, therefore there is no significant effect in the medium to longer term on this SA Objective The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue nonetheless. The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective given the size of the site and education capacity being adequate to meet the development needs of this area. **Uncertain: SO2 Climate Change Adaption; SO4 Water Resources & Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO13 Sustainable Travel & Accessibility; SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO17 Social Deprivation** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	This site has not been selected for residential allocation. The site is unable to achieve a suitable vehicular access to the site due to the narrow form of the access road, which cannot be widened due to third party land ownership. It has not been demonstrated that the site can achieve a suitable vehicular access via land to the east, which has been assessed under 135/1310. Therefore, the site cannot be allocated.

SHELAA Ref: 913/1310 **SITE:** Tudor Close, Polegate Road, Hailsham

SUMMARY OF RESULTS:	Site No: 913/1310 Name: Tudor Close, Polegate Road, Hailsham																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Infrastructure
Cumulative Effects	The site, along with land to the north, forms part of an undetermined outline planning application (ref. WD/2021/2556/MAO) which seeks the creation of a new business park, providing for up to 16,750m2 of Class B1(b) and (c) (now Use Class E) and B2 floorspace with ancillary storage and office use. The site lies in an isolated position, to the east of the A22 between the two sustainable settlements of Hailsham and Polegate. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO3 Flood Risk; SO14 Housing and SO18 Economy & Employment** The proposed development of this site for residential has the potential to contribute to the district's identified housing need, albeit not within a sustainable settlement and therefore not in conformity with the overall spatial strategy for the district. Given the site is not at risk of fluvial flooding, policies will mitigate for surface water flood risk and that the planning application for the site has received no objection from the local flood authority for the proposed development, the impact on this SA Objective is likely to be major positive over all timeframes the employment use would not be at risk of flooding. It is likely that this could also be applied to the northern part of the site that is outside the boundaries of the current planning permission. The impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a significant positive contribution to meeting the district's employment needs. This will be enhanced by the provision of different types, formats and scale of employment uses, if they are to come forward. **Minor positive effects: SO8 Green & Blue Infrastructure, SO9 Biodiversity and SO20 Education & Skills** The impact is considered to be minor positive, because the redevelopment of the site would retain and enhance parts of the site for green and blue infrastructure and biodiversity as demonstrated within the ongoing planning application. The northern part of the site lies outside of the proposed application area, however, it is expected that similar mitigations could be provided for this part of the site if development were brought forward. The proposed scheme looks to create safe, attractive and socially integrated spaces within the development to improve quality of life. The ongoing planning application for the site has demonstrated that affordable housing and self-build and custom build plots will be brought forward on the site which will have a positive impact on the quality of life on any development. The impact is likely to be minor positive in the short term in regard to skills and training in construction. Furthermore, it is likely that education and skills opportunities will be provided by future employers on the site

	Major negative effects: None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO10 Landscape & Townscape and SO15 Health & Wellbeing** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Given the proposed employment use and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative. The ongoing planning application has submitted plans that demonstrate that an enhanced landscaping scheme and buffer will be provided to enclose the site further within the existing landscaping. However, given the sites location at the eastern periphery of Hailsham, some impact on the landscape will remain and there is a minor negative effect on this SA Objective. Given the detachment of the site from Hailsham and Polegate, and the current lack of any sustainable access to the town's health & wellbeing facilities, the impact on this SA Objective over the longer term is considered to be minor negative if housing was sought on the northern part of the site. If only employment use was to come forward as proposed within the ongoing application, then there would be no significant effect. **No significant effect: SO11 Historic & Cultural Heritage and SO19 Town & Village Centre** The type of proposed development, the site's location, and proposed mitigations as part of the proposed development means no significant effects on these SA Objectives. **Uncertain: SO2 Climate Change Adaption; SO3 Flood Risk, SO4 Water Resources; SO5 Soil, Land & Minerals; SO10 Landscape & Townscape; SO12 Digital Infrastructure; SO13 Travel & Accessibility; SO16 Quality of Life & Place and SO17 Social Deprivation** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for up to 150 (net) dwellings and 9,000m^2 of employment floorspace. Given the constraints identified within the evidence base and SA it is considered that the site is not suitable for residential development however the southern part of the site is considered suitable for employment development and has been proposed for allocation on this basis, as part of Site 1115/1310. The site is not in conformity with the overall spatial strategy for the district, being located outside any sustainable settlement and with no access to public transport from the development that would allow future residents to have a feasible alternative to using the car. Development of this site would create an isolated residential development that is car dependent and isolated from any services and facilities.

	The southern part of this site forms part of an undetermined outline planning application (WD/2021/2556/MAO) which seeks the creation of a new business park, providing for up to 16,750m2 of Class B1(b) and (c) (now Use Class E) and B2 floorspace with ancillary storage and office use. The development of this part of the site would be required to protect and enhance trees and hedgerows on site boundaries, including those subject to a group TPO on the southern boundary, in order to further enclose the site within the landscape. The redevelopment of this site would also be required to ensure that the existing waste facility on the site is relocated to a suitable location. The development would be required to provide mitigation to existing road noise and remediate any potential contamination located within the site. The site also required the provision of an upgraded vehicular access, which is still subject to ongoing discussions as part of the ongoing planning application for the site.

SHELAA Ref: 973/1310 **SITE:** Woodside Depot and Brownings, Polegate Road, Hailsham

SUMMARY OF RESULTS:	Site No: 973/1310 Name: Woodside Depot and Brownings, Polegate Road, Hailsham																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Infrastructure
Cumulative Effects	The site, along with land to the north, forms part of an undetermined outline planning application (ref. WD/2021/2556/MAO) which seeks the creation of a new business park, providing for up to 16,750m2 of Class B1(b) and (c) (now Use Class E) and B2 floorspace with ancillary storage and office use. The site lies in an isolated position, to the east of the A22 between the two sustainable settlements of Hailsham and Polegate. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO3 Flood Risk and SO18 Economy & Employment** Given the site is not at risk of fluvial flooding and that the planning application for the site has received no objection from the local flood authority for the proposed development, the impact on this SA Objective is likely to be major positive over all timeframes as the employment use would not be at risk of flooding. The impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a significant positive contribution to meeting the district's employment needs. This will be enhanced by the provision of different types, formats and scale of employment uses, if they are to come forward. **Minor positive effects: SO8 Green & Blue Infrastructure, SO9 Biodiversity and SO20 Education & Skills** The impact is considered to be minor positive, because the redevelopment of the site would retain and enhance parts of the site for green and blue infrastructure and biodiversity as demonstrated within the ongoing planning application. The proposed scheme looks to create safe, attractive and socially integrated spaces within the development to improve quality of life. The ongoing planning application for the site has demonstrated that affordable housing and self-build and custom build plots will be brought forward on the site which will have a positive impact on the quality of life on any development. The impact is likely to be minor positive in the short term in regard to skills and training in construction. Furthermore, it is likely that education and skills opportunities will be provided by future employers on the site **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO10 Landscape & Townscape** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain

	The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Given the proposed employment use and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative. The ongoing planning application has submitted plans that demonstrate that an enhanced landscaping scheme and buffer will be provided to enclose the site further within the existing landscaping. However, given the sites location at the eastern periphery of Hailsham, some impact on the landscape will remain and there is a minor negative effect on this SA Objective. **No significant effect: SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO14 Housing; SO15 Health & Wellbeing; SO16 Quality of Life & Place**; **SO17 Social Deprivation and SO19 Town & Village Centre** The type of proposed development, the site's location, and proposed mitigations as part of the proposed development means no significant effects on these SA Objectives. **Uncertain: SO2 Climate Change Adaption; SO3 Flood Risk, SO4 Water Resources; SO5 Soil, Land & Minerals; SO12 Digital Infrastructure and SO13 Travel & Accessibility** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for up to 50 (net) dwellings and 2,797m^2 of light industrial employment floorspace. Given the constraints identified within the evidence base and SA it is considered that the site is not suitable for residential development however the site is considered suitable for employment development and has been proposed for allocation on this basis, as part of Site 1115/1310. The site is visually and functionally separated from Hailsham and Polegate and is therefore remote from local services, amenities and public transport. Owing to its location and the rural nature of the site, it is not considered suitable for residential development. However, given its current use, existing vehicular access to the A22 and enclosure by vegetation on the site boundaries, other employment uses would be suitable in this location. The development of this site would be required to protect and enhance trees and hedgerows on site boundaries, including those subject to a group TPO on the southern boundary, in order to further enclose the site within the landscape. The redevelopment of this site would also be required to ensure that the existing waste facility on the site is relocated to a suitable location. The development would be required to provide mitigation to existing road noise and remediate any potential contamination located within the site. The site also required the provision of an upgraded vehicular access.

SHELAA Ref: 1031/1310 **SITE:** South Road Car Park, Hailsham

SUMMARY OF RESULTS:	Site No: 1031/1310 Name: South Road Car Park, Hailsham																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. The site lies within Hailsham Town Centre. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO3 Flood Risk and SO13 Sustainable Travel & Accessibility** Given the site is not at risk of fluvial, groundwater or surface water flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes as residents and property would not be at risk. The impact on this SA Objective is considered to be major positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street. **Minor Positive effects: SO20 Education & Skills** Given that the site is proposed for, retail, leisure and community use, it is likely that some education or skills will be provided to employees or users of the site in the future. The impact on this SA Objective is therefore considered to be minor positive over all timescales. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. **No significant effect: SO7 Pollution; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO10 Landscape and Townscape; SO14 Housing; SO19 Town & Village Centres and SO20 Education & Skills** Given the sites location close to sustainable transport, the High Street and its proposed employment use, it is considered there will be no significant effect on this SA Objective. Given the location of the site within the existing built up area of Hailsham and the likely lack of biodiversity on site, it is considered there would be no significant effects on this SA Objective. Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective.

	Given that the site is proposed for retail, leisure and community use only, there will be no significant effect on SA Objectives 14, 16 and 17. **Uncertain: SO2 Climate Change Adaption; SO5 Soil, Land & Minerals; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO15 Health and Wellbeing SO16 Quality of Life & Place and SO17 Social Deprivation; SO18 Economy and Employment and SO19 Town & Village Centres** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not selected for allocation as its development would result in the total loss of public car parking on the two sites, which are currently well used and essential for the continued enhancement of the vitality and viability of Hailsham Town Centre. No assessment has been undertaken to demonstrate that the car park is no longer required.

SHELAA Ref: 1032/1310 **SITE:** South Road Car Park, Hailsham

SUMMARY OF RESULTS:	Site No: 1032/1310 Name: South Road Car Park, Hailsham																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Tunbridge Wells is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. The settlement lies outside the administrative boundaries of Wealden. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO13 Sustainable Travel & Accessibility** The impact on this SA Objective is considered to be major positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street. **Minor Positive effects: SO3 Flood Risk and SO20 Education & Skills** Given the site is not at risk of fluvial flooding and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes as residents and property would not be at risk. Given that the site is proposed for, retail, leisure and community use, it is likely that some education or skills will be provided to employees or users of the site in the future. The impact on this SA Objective is therefore considered to be minor positive over all timescales. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. **No significant effect: SO7 Pollution; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO10 Landscape and Townscape; SO14 Housing; SO19 Town & Village Centres and SO20 Education & Skills** Given the sites location close to sustainable transport, the High Street and its proposed employment use, it is considered there will be no significant effect on this SA Objective. Given the location of the site within the existing built up area of Hailsham and the likely lack of biodiversity on site, it is considered there would be no significant effects on this SA Objective.

	Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective. Given that the site is proposed for retail, leisure and community use only, there will be no significant effect on SA Objectives 14, 16 and 17. **Uncertain: SO2 Climate Change Adaption; SO5 Soil, Land & Minerals; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO15 Health and Wellbeing SO16 Quality of Life & Place and SO17 Social Deprivation; SO18 Economy and Employment and SO19 Town & Village Centres** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not selected for allocation as its development would result in the total loss of public car parking on the site, which is currently well used and essential for the continued enhancement of the vitality and viability of Hailsham Town Centre. No assessment has been undertaken to demonstrate that the car park is no longer required.

SHELAA Ref: 1033/1310 **SITE:** Victoria Road Car Park, Hailsham

SUMMARY OF RESULTS:	Site No: 1033/1310 Name: Victoria Road Car Park, Hailsham																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. The site lies within Hailsham Town Centre. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO3 Flood Risk and SO13 Sustainable Travel & Accessibility** Given the site is not at risk of fluvial, groundwater or surface water flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes as residents and property would not be at risk. The impact on this SA Objective is considered to be major positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street. **Minor Positive effects: SO 14 Housing** 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. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development **No significant effect: SO4 Water Resources & Quality; SO7 Pollution; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO10 Landscape and Townscape; SO15 Health and Wellbeing** and **SO20 Education & Skills** Given the proposed quantum of development, it is considered there will be no significant effect on this SA Objective and that mitigation through good design and compliance with local plan policies will address water efficiency. The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. However, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective.

	Given the location of the site within the existing built up area of Hailsham and the lack of biodiversity and blue and green infrastructure on site, it is considered there would be no significant effects on SA Objectives 8 and 9. Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective. Given the proposed scale of development, it is considered there will be no significant impact on SA Objective 15. The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective **Uncertain: SO2 Climate Change Adaption; SO5 Soil, Land & Minerals; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO16 Quality of Life & Place; SO17 Social Deprivation; SO18 Economy and Employment and SO19 Town & Village Centres** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not selected for allocation as its development would result in the total loss of a public car parking site in Hailsham, which is currently well used and essential for the continued enhancement of the vitality and viability of Hailsham Town Centre. No assessment has been undertaken to demonstrate that the car park is no longer required.

SHELAA Ref: 1034/1310 **SITE:** Vicarage Field Shopping Centre, Hailsham

SUMMARY OF RESULTS:	Site No: 1034/1310 Name: Vicarage Field Shopping Centre, Hailsham																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. The site lies within the centre of the built up area of Hailsham. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. The settlement lies outside the administrative boundaries of Wealden. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO3 Flood Risk and SO13 Sustainable Travel & Accessibility** Given the site is not at risk of fluvial, groundwater or surface water flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes as residents and property would not be at risk. The impact on this SA Objective is considered to be major positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street. **Minor Positive effects: SO20 Education & Skills** Given that the site is proposed for, retail, leisure and community use, it is likely that some education or skills will be provided to employees or users of the site in the future. The impact on this SA Objective is therefore considered to be minor positive over all timescales. **Major negative effects: None** **Minor negative effects: None** **No significant effect: SO1 Climate Change Mitigation; SO4 Water Resources & Quality; SO6 Waste; SO7 Pollution; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO10 Landscape and Townscape; SO14 Housing; SO16 Quality of Life & Place and SO17 Social Deprivation; SO18 Economy and Employment SO19 Town & Village Centres and SO20 Education & Skills** Given the current use of the site, it is not considered that there would be no significant impact on SA Objectives 1, 4, 6 and 18 as it is considered that the site would be redeveloped to provide a similar use to its current one. given the sites location close to sustainable transport, the High Street and that the redevelopment of the site is likely to see its current use continued, it is considered there will be no significant effect on this SA Objective Given the location of the site within the existing built up area of Hailsham and the lack of biodiversity and blue and green infrastructure on site, it is considered there would be no significant effects on SA Objectives 8 and 9.

	Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective. Given that the site is proposed for retail, leisure and community use only, there will be no significant effect on SA Objectives 14, 16 and 17. **Uncertain: SO2 Climate Change Adaption; SO5 Soil, Land & Minerals; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO15 Health and Wellbeing and SO19 Town & Village Centres** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not selected for allocation as its redevelopment could potentially result in the loss of incredibly important local services and amenities, which support the viability of Hailsham Town Centre. The site is suitable for redevelopment, however, this would be required to retain existing services and amenities. Given the lack of details provided at this stage, the site is rejected for allocation.

SHELAA Ref: 1044/1310 **SITE:** World of Water, Ersham Road, Hailsham

SUMMARY OF RESULTS:	Site No: 1044/1310 Name: World of Water, Ersham Road, Hailsham																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. The site lies a significant distance to the south of Hailsham, in a semi-rural location. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor Positive effects: SO14 Housing** 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 and gypsy and traveller sites if they are to come forward. **Major negative effects: SO19 Town & Village Centres** The site is detached from Hailsham, (a sustainable settlement as defined in the Settlement Hierarchy) and any rural settlement and is therefore isolated from local services, facilities and public transport. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO13 Travel & Accessibility; SO15 Health & Wellbeing;** All development will result in an increase in greenhouse gas emissions, however given lack of access to sustainable transport, a minor negative effect is expected on this SA Objective, specifically in terms of emissions from vehicles. Mitigation measures will need to be identified to minimise impacts as far as possible, although a residual negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Due to the sites location outside the boundaries of a sustainable settlement 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 to reduce emissions through appropriate application of relevant Local Plan policies, and any major effect is lessened by the sites small size. The impacts on this SA Objective are likely to be minor negative. The site does not have any access to sustainable transport or suitable active travel modes (walking and cycling). Much of this depends on whether the site can connect to existing public transport options or the pedestrian footpaths to be provided on developments to the north. Therefore, the effects on this SA Objective are considered to be minor negative at this time.

	Given the detachment of the site from Hailsham and any other settlement, and the current lack of any sustainable access to the town's health & wellbeing facilities or educational facilities, the impact on SA Objectives 15 and 20 over the longer term is considered to be minor negative **No significant effect: SO10 Landscape & Townscape and SO11 Historic & Cultural Heritage** Given the current use of the site, the redevelopment of the site for housing would have no significant effect on this SA Objective. The development of the site would not impact upon any heritage or cultural assets; therefore no significant effects are expected on this SA Objective. **Uncertain: SO2 Climate Change Adaption; SO3 Flood Risk; SO4 Water Resources/Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO16 Quality of Life & Place; SO17 Social Deprivation and SO18 Economy & Employment** For the remaining objectives, more information is required to determine the effects**.**
Selected / Rejected for allocation	The site is not taken forward for allocation due to a combination of impacts. The site is in an isolated location to the south of Hailsham and cannot achieve a suitable pedestrian/cycle access to support development in this location. Development would result in an overreliance on the private motor vehicle to access key services and amenities. Furthermore, development would encroach further into the countryside to the south of Hailsham and would not relate well to the existing landscape character to the south and east of the site. There are also concerns that development would have an adverse impact on local biodiversity and could also be impacted by flood risk within the site, however, further evidence would be required to assess these issues. Given the above issues, the site is rejected for allocation.

SHELAA Ref: 1048/1310 **SITE:** Land at The Paddocks, South Road, Hailsham

SUMMARY OF RESULTS:	Site No: 1048/1310 Name: Land at The Paddocks, South Road, Hailsham																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. The site lies at the southwestern edge of Hailsham, but is included within the proposed settlement boundary. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor Positive effects: SO3 Flood Risk; SO13 Sustainable Travel & Accessibility and SO14 Housing** 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 or groundwater flooding, the impact on this SA Objective is likely to be minor positive over all timeframes. The impact on this SA Objective is considered to be minor positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street. 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. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. **No significant effect: SO7 Pollution; SO10 Landscape and Townscape; SO18 Economy & Employment; SO19 Town & Village Centres and SO20 Education & Skills** The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. However, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective.

	The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue nonetheless. The site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective. The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective. **Uncertain: SO2 Climate Change Adaption; SO4 Water Resources & Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO17 Social Deprivation** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 10-15 (net) dwellings. Given the findings of the evidence base and SA, as well as the sites net area (0.8ha) it is considered that the site would only be appropriate for up to 8 (net) dwellings and has been proposed for allocation on this basis. The site is situated at the periphery of the built-up area of Hailsham but benefits from close proximity to existing bus stops that provide access to Hailsham town centre and therefore has good access to local facilities and amenities. The site is well enclosed within the existing settlement by the A22 and existing vegetation. The development of the site would be required to provide a new vehicular access onto South Road to the east, taking into consideration its close proximity to the Eagles Roundabout. The noise generated from the A22 to the west, the large electricity pylon within the site and the listed building to the north would require consideration within the design of the scheme.

SHELAA Ref: 1050/1310

SITE: Land to the South of The Old Loom Mill, Ersham Road, Hailsham

SUMMARY OF RESULTS:	Site No: 1050/1310 Name: Land to the south of The Old Loom Mill, Ersham Road, Hailsham																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Health and wellbeing • Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. The site lies a significant distance to the south of Hailsham, in a semi-rural location. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor Positive effects: SO14 Housing** The proposal for residential development on this site has the potential to contribute to the district's identified housing need, albeit not within a sustainable settlement and therefore not in conformity with the overall spatial strategy for the district. **Major negative effects: SO13 Travel & Accessibility and SO19 Town & Village Centres** The site does not have any access to suitable active travel modes (walking and cycling). Much of this depends on whether the site can connect to existing public transport options or the pedestrian footpaths to be provided on developments to the north. Therefore, the effects on this SA Objective are considered to be major negative. The site is detached from Hailsham, (a sustainable settlement as defined in the Settlement Hierarchy) and any rural settlement and is therefore isolated from local services and facilities. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO10 Landscape & Townscape and SO15 Health & Wellbeing and SO20 Education & Skills** All development will result in an increase in greenhouse gas emissions, however given lack of access to sustainable transport, a minor negative effect is expected on this SA Objective, specifically in terms of emissions from vehicles. Mitigation measures will need to be identified to minimise impacts as far as possible, although a residual negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Given that the development to the north has not yet come forward and this site lies within an isolated location to the south of Hailsham, it is considered that there will be a minor negative impact upon this SA Objective. The impacts on this SA Objective are likely to be minor negative, as although the site can potentially be supplied with an access to bus stops, the site is still some significant distance from Hailsham and cannot be provided with a realistic pedestrian access to this settlement.

	Given the detachment of the site from Hailsham and any other settlement, and the current lack of any sustainable access to the town's health & wellbeing facilities or educational facilities, the impact on SA Objectives 15 and 20 over the longer term is considered to be minor negative **No significant effect: SO11 Historic & Cultural Heritage; SO18 Economy & Employment** The development of the site would not impact upon any heritage or cultural assets; therefore no significant effects are expected on this SA Objective The site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective. **Uncertain: SO2 Climate Change Adaption; SO3 Flood Risk; SO4 Water Resources/Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO16 Quality of Life & Place; SO17 Social Deprivation;** For the remaining objectives, more information is required to determine the effects**.**
Selected / Rejected for allocation	The site is not taken forward for allocation due to a combination of impacts. The site is in an isolated location to the south of Hailsham and cannot achieve a suitable pedestrian/cycle access to support development in this location. Development would result in an overreliance on the private motor vehicle to access key services and amenities. Furthermore, development would encroach further into the countryside to the south of Hailsham and would not relate well to the existing landscape character to the south and east of the site. It is important to note that this development does not benefit from status of previously developed land, which was a key consideration in the granting of development located to the north of the site. Given the above issues, the site is rejected for allocation.

SHELAA Ref: 1115/1310 **SITE:** Land East of A22, Hailsham

SUMMARY OF RESULTS:	Site No: 1115/1310 Name: Land east of A22, Hailsham																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Infrastructure
Cumulative Effects	The site does not conform with the overall spatial strategy for the district as it is detached from any settlement or local facilities and amenities. There are a number of sites put forward for development in the vicinity of this site and area to the east of the A22. Should this site come forward for development further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO14 Housing and SO18 Economy & Employment** Development of the site will make a significant contribution to the district's housing need. It is likely that a significant mix in type and tenure of homes will be provided, including affordable housing and self-build and custom build plots. The impact on this SA Objective is expected to be a major positive effect if the southern part of the site is brought forward and makes a significant positive contribution to meeting the district's employment needs. This will be enhanced by the provision of different types, formats and scale of employment uses, if they are to come forward. **Minor positive effects: SO8 Green & Blue Infrastructure, SO15 Health & Wellbeing, and SO20 Education & Skills** The impact is considered to be minor positive, because the redevelopment of the site would likely retain and enhance parts of the site for green and blue infrastructure as has been demonstrated as possible within the ongoing planning application and extant planning permission within parts of the site. Noting that the existing capacity within the health sector would need to be expanded over the longer term, this may bring some minor negative impact initially. The proposal will make contribution towards this healthcare, as well as providing open space and play parks. In light of lack of detail on these, and noting the site remains detached from any settlement and the services it provides that benefit health and wellbeing, this brings only a minor positive effect on this SA in the medium to long term. The impact is likely to be minor positive in the short term in regard to skills and training in construction, and minor positive in the long term, given the scale of development and contribution necessary towards infrastructure and the potential for training for employees within the proposed employment site. **Major negative effects: SO7 Pollution; SO10 Landscape and Townscape and SO13 Travel and Accessibility** The impacts on this SA Objective are likely to be major negative as a result of increases in pollution arising from the significant size of this development, and the impact of existing pollution being worsened, affecting future residents of the development. The location of the site in a peripheral semi-rural location, with glimpsed views to the SDNP may cause increased light pollution, affecting setting and having an adverse impact on dark skies. The location adjacent to road noise pollution issues also. Whilst some mitigation may be possible, it is unlikely to resolve these issues in entirety. Due to the lack of a detailed scheme for the vast majority of the site, but accounting for the scale of development proposed and the semi-rural character of the immediate area, separated from the townscape, the effect on this SA Objective is considered to

	be major negative. The effect is significantly less harmful within the southern parts of the site that have also been assessed singularly under 913/1310 and 973/1310. As it stands the site does not have significant access to sustainable transport options, nor would these likely be created due to narrow lanes surrounding the site that are unlikely to be able to significantly upgraded to accommodate this level of growth. The development would be detached from any nearby settlement and therefore there is a major negative effect on this SA Objective for the residential development being sought within the northern part of the site. The effect is significantly less harmful within the southern parts of the site that have also been assessed singularly under 913/1310 and 973/1310. This is because the occupiers of an employment site do not require the access to nearby settlements that is required by residential occupiers. Further assessment is provided within 913/1310 and 973/130 for these specific areas. **Minor negative effects: SO1 Climate Change; SO6 Waste; and SO19 Town & Village** The isolated location of the site, detached from any settlement and amenities, with limited transport options other than by private car, would have an impact on climate change and travel and accessibility effects. All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Given the detached nature of the site, with no sustainable pedestrian or cycle routes to Hailsham or Polegate, the impact on this SA Objective is considered to be minor negative. **No significant effect: SO11 Historic &Cultural Heritage** It is considered that development will not have an impact on heritage assets, therefore there is no significant effect on this SA Objective **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not selected for residential allocation as it is not in conformity with the overall spatial strategy for the district, being located outside any sustainable settlement and with no access to public transport from the development that would allow future residents to have a feasible alternative to using the car. The development of this comprehensive site would have a highly detrimental impact upon the landscape, which could not be mitigated. The development of the whole site in this location would represent an unacceptable encroachment of the gap, which separates Hailsham and Polegate given its scale and would not be a logical extension given its sustainability issues. Development of this site would create an isolated residential development that is car dependent and isolated from any services and facilities. It is unlikely that the existing transport infrastructure within the area could support development without significant upgrades, which is not considered to be possible. Development of the site would have a detrimental impact upon the green infrastructure network located to the south of Hailsham and would result in significant harm to biodiversity particularly in in the northern part of the site where there is a biodiversity opportunity area, ancient woodland and priority habitats.

	Whilst the site is not suitable for residential allocation, the southern parts of this comprehensive site are selected for an allocation of 16,750sqm of employment floorspace. The southern part of this site forms part of an undetermined outline planning application (ref. WD/2021/2556/MAO) which seeks the creation of a new business park, providing for up to 16,750m2 of Class B1(b) and (c) (now Use Class E) and B2 floorspace with ancillary storage and office use. The development of this site would be required to protect and enhance trees and hedgerows on site boundaries, including those subject to a group TPO on the southern boundary, in order to further enclose the site within the landscape. The redevelopment of this site would also be required to ensure that the existing waste facility on the site is relocated to a suitable location. The development would be required to provide mitigation to existing road noise and remediate any potential contamination located within the site. The site also required the provision of an upgraded vehicular access, which is still subject to ongoing discussions as part of the ongoing planning application for the site. Subject to meeting these constraints, development of approximately 16,750sqm of employment land could be appropriate and the site is allocated accordingly.

SHELAA Ref: 1117/1310 **SITE:** Land off A271, Hailsham

SUMMARY OF RESULTS:	Site No: 1117/1310 Name: Land off A271, Hailsham																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Health and wellbeing • Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. The site lies to the north east of Hailsham outside of the proposed development boundary. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, both built and natural.
Summary	**Major positive effects: None** **Minor Positive effects: SO3 Flood Risk and SO14 Housing** Given the site is not at risk of fluvial flooding and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes as residents and property would not be at risk. 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. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO9 Biodiversity; SO10 Landscape and Townscape;** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Due to the potential harm from development on the BOA, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective. Given the above reasons, it is considered the effects on this SA Objective are minor negative as development of the quantum envisioned on this site would be out of keeping with the general character and appearance of **No significant effect: SO7 Pollution; SO18 Economy & Employment; SO19 Town & Village Centres and SO20 Education & Skills**

	The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. However, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective. The site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective. The development of this site would place future residents within close proximity of the sustainable settlement of Hailsham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Hailsham will continue nonetheless. The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective. **Uncertain: SO2 Climate Change Adaption; SO4 Water Resources & Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO13 Sustainable Travel & Accessibility; SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO17 Social Deprivation** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation due to a number of negative impacts. The site provides a rural setting to the northeast of Hailsham and is visually and functionally related to the countryside in this location. Development in this location would be out of keeping with the existing character of the area and would not relate well to the existing linear form of built development located along the A271 (Amberstone) in this location. It would also lead to the loss of an agricultural field located wholly within a BOA. There are also concerns that the site is unable to achieve a vehicular access to the site, however, further evidence would be required to assess this. Given the above issues, the site is not taken forward for allocation.

SHELAA Ref: 1151/1310

SITE: Wealden District Council Offices and Civic Hall, Vicarage Lane, Hailsham

SUMMARY OF RESULTS:	Site No: 1151/1310 Name: Wealden District Council Offices and Civic Hall, Vicarage Lane, Hailsham																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Health and wellbeing • Sustainable transport • Infrastructure
Cumulative Effects	The site lies within the town centre of Hailsham. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO 13 Travel & Accessibility** The impact on this SA Objective is considered to be major positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street. **Minor positive effects: SO3 Flood Risk; SO14 Housing; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** Given that the site is not at risk of fluvial or groundwater flooding, but that mitigation for surface water flooding is required. It is considered that suitable mitigation for surface water runoff is achievable and therefore the effects on this SA Objective are considered to be minor positive. 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. The effect on this SA Objective will be a minor positive if development results in the redevelopment of the existing leisure centre and bowls club to provide enhanced facilities. The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and provides community facilities for Hailsham. The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's employment needs or provides tourism facilities. The impact on this SA Objective is expected to be a minor positive effect if the site is redeveloped as it will enhance the vitality of Hailsham Town Centre. However, this is dependent on the results of the car parking surveys. Given that the site is proposed for, retail, leisure and community use, it is likely that some education or skills will be provided to employees or users of the site in the future. The impact on this SA Objective is therefore considered to be minor positive over all timescales.

	Major negative effects: None **Minor negative effects: SO6 Waste** Whilst the proposed development has indicated biodiversity enhancements as part of development, it is currently unknown whether these can be applied to the whole site. Given that the development of the site would result in the loss of priority habitat, the effects on this SA Objective are minor negative. **No significant effect: SO1 Climate Change Mitigation; S04 Water Resource/Quality; SO6 Waste; SO7 Pollution; SO10 Landscape and Townscape; SO11 Historic & Cultural Heritage** Given the current use of the site, it is not considered that there would be no significant impact on SA Objectives 1, 4, 6 as it is considered that the site would be redeveloped to provide a similar use to its current one. Furthermore, the number of residential dwellings to be provided with not have a significant effect. Given the current use of the site, it is not considered that there would be no significant impact on this SA Objective as it is considered that the site would be redeveloped to provide a similar use to its current one and the site is in close proximity to the services, amenities and public transport options within Hailsham Town Centre. Given the location of the site within the existing built-up area of Hailsham, the current use of the site and the lack of biodiversity, it is considered there would be no significant effects on this SA Objective. The site would not impact upon any heritage or cultural assets; therefore there is no significant effect on this SA Objective. The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there would be no significant impact on this SA Objective. **Uncertain: SO2 Climate Change Adaption; SO3 Flood Risk; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO12 Digital Infrastructure and SO17 Social Deprivation** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has not been selected for allocation. The site is situated in a prominent location within Hailsham Town Centre and has excellent access to existing services and facilities, in addition to close proximity to sustainable forms of public transport. However, development would result in the total loss of a public car parking site in Hailsham, which is currently well used and essential for the continued enhancement of the vitality and viability of Hailsham Town Centre. No assessment has been undertaken to demonstrate that the car park is no longer required. Furthermore, there is a lack of certainty at this stage as to what is being proposed for the site, therefore the site is not suitable for allocation.

Published by
Wealden District Council
Council Offices
Vicarage Lane
Hailsham
East Sussex BN27 2AX
Tel: 01323 443322
Fax: 01323 443333
e-mail: planningpolicy@wealden.gov.uk
Website: www.wealden.gov.uk