Wealden District Council

Initial Sustainability Appraisal Appendices A11M – A11EE

Wealden Draft Local Plan (Regulation 18)

March 2024

Wealden
District Council

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Appendix A11m Parish: Hartfield

SHELAA Ref: 708/2080 **SITE:** Land at Castle Farm, Withyham Road, Hartfield

SUMMARY OF RESULTS:	Site No: 708/2080 SITE: Land at Castle Farm, Withyham Road, Hartfield																			
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. 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 on the edge of Harfield, a sustainable settlement according to the settlement hierarchy and benefits from close proximity to existing services and amenities within the settlement. The part of the site to the north of Withyham Road site lies within the proposed settlement boundary for Hartfield, therefore, it conforms with the overall strategy for development within Wealden. The southern part of the site is more isolated and lies outside the proposed settlement boundary. **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 reducing biodiversity in the area. **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 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 Western Ouse Streams and Ashdown Forest Biodiversity Opportunity Area, partially the considering the sites position as agricultural land and within close proximity to the Hartfield Grove which is considered Ancient Deciduous Woodland. **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 proposal for the site is for 68 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 5 (net) dwellings in the part of the site located to the north of Withyham Road and has been proposed for allocation on this basis. The site serves as infill development between existing residential development to the west and east and the impact upon the wider landscape is considered to be lower in this location. The site benefits from close proximity to the services and amenities located within Hartfield, which is classified as a sustainable settlement. The 2023 Landscape Sensitivity Assessment states that the site is of high sensitivity to residential development, primarily because the larger eastern field (south of Withyham Road) is

	visually exposed in the wider landscape and development would be unsuitable in this location and would have an unacceptable impact on the character and appearance of the countryside.

SHELAA Ref: 709/2080 **SITE:** Land at Old Crown Farm, Edenbridge Road, Hartfield

SUMMARY OF RESULTS:	Site No: 709/2080				SITE: Land at Old Crown Farm, Edenbridge Road, Hartfield															
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. 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 on the edge of Harfield, a sustainable settlement according to the settlement hierarchy and benefits from close proximity to existing services and amenities within the settlement. The southern part of the site lies within the proposed settlement boundary for Hartfield, therefore, it conforms with the overall strategy for development within Wealden. The southern northern part of the site is more prominent within the landscape and lies outside the proposed settlement boundary.

	Major positive effects: SO3 Flood Risk The site is in Flood Zone 1 and there is not risk of surface water or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. **Minor positive effects: SO14 Housing** The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution, SO9 Biodiversity, SO10 Landscape & Townscape, SO11 Historic & Cultural Heritage, 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 Western Ouse Streams and Ashdown Forest Biodiversity Opportunity Area, partially the considering the sites position as agricultural land and within close proximity Hartfield Conservation Area and on the edge of an area of archaeological interest. **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 proposal for the site is for 12 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 6 (net) dwellings in the southern part of the site and has been proposed for allocation on this basis. The southern part of the site is well enclosed within the surrounding landscape and would relate well to existing development located to the south of the site. The site benefits from close proximity to the services and amenities located within Hartfield, which is classified as a sustainable settlement. The development of the site would be required to carefully consider the Conservation Area to the east and the landscape setting of the High Weald National Landscape. Application of relevant policies in the Plan will ensure that mitigation measures are employed to address issues such biodiversity and the impact on the landscape/townscape in terms of layout and design. The northern part of the site is not allocated for development as this is more visually prominent within the landscape and development would not relate well to the existing form of the settlement.

SHELAA Ref: 762/2080

SITE: Land adjoining Hartfield Surgery, Old Crown Farm, Edenbridge Road, Hartfield

SUMMARY OF RESULTS:	Site No: 762/2080																			
	SITE: Land adjoining Hartfield Surgery, Old Crown Farm, Edenbridge Road, Hartfield																			
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 little potential development as it within the High Weald National Landscape. 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 on the edge of Harfield, 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 either Crowborough 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 the majority of the site is outside of the proposed development boundary within the High Weald National Landscape. However, the small portion of the site that comprises of the Hartfield Village Surgery and its associated carpark is within the Hartfield proposed development boundary. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is not risk of surface water or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. **Minor positive effects: SO14 Housing** The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution, SO9 Biodiversity, SO10 Landscape & Townscape, SO11 Historic & Cultural Heritage, 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 Western Ouse Streams and Ashdown Forest Biodiversity Opportunity Area, partially the considering the sites position as agricultural land and within close proximity Hartfield Conservation Area and on the edge of an area of archaeological interest. Furthermore, the lack of health services and facilities within Hartfield, together with the clinical area working at 86% of existing capacity, and the accessibility issues with reaching services in Crowborough or Forest Row means it is likely that there will be minor negative effects for Health and Wellbeing. **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 Hartfield, the River Uck and Western Ouse Streams and Ashdown Forest Biodiversity Opportunity Area and the landscape of the High Weald National Landscape. Additionally, the poor public transport services for Hartfield 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 southern field of the site means that any impact development would have on the wider landscape could not be

	suitably mitigated. The development of the site would require to taking into consideration the setting of the Public Right of Ways along the southern and western boundaries of the site and to the north, as well as the setting of the Hartfield Conservation Area which abuts the site and the grade II listed Old Crown Farmhouse to the east of the site.

Appendix A11n Parish: Heathfield

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

SUMMARY OF RESULTS:	Site No: 017/1210 Name: Field to the east of Burnetts Farm, Firgrove Road, TN21 0SR																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Landscape and townscape • Health and wellbeing • Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Cross in Hand is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the village. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located within Cross in Hand, which is considered a 'sustainable settlement' according to the settlement hierarchy, with access via public transport to a higher order sustainable settlement (Heathfield). The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has good access to public transport and the services and facilities in Heathfield. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is not risk of surface water or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. **Minor positive effects: SO7 Pollution; SO13 Travel & Accessibility; SO14 Housing; SO15 Health & Wellbeing and SO19 Town & Village Centre** The site is within 75m of a bus stop, which has a very frequent service to Heathfield as well as pedestrian access via existing footpaths. This provides a viable alternative mode of transport for future residents to using their car, which could help reduce air pollution and is positive for sustainable travel. It is acknowledged that pedestrian access would need improving and that the existing vehicle access would require widening to be suitable for further intensification but is considered achievable. The development of the site for housing will contribute to the district's housing need. However, details are lacking as to any affordable housing provision etc. The site is within easy reach via public transport of medical facilities, a recreation ground and tennis club for health and wellbeing and contributions towards any deficits are likely achievable from a scheme of this size. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO10 Landscape & Townscape**

	All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. The site is sloping in nature meaning development would be highly visible in views to / from the south. The site is also within the High Weald National Landscape Character and could adversely affect the designation. Significant landscape mitigation would be required. **No significant effect: SO11 Historic & Cultural Heritage and SO18 Economy & Employment** The type of development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 40 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 10 (net) dwellings in the northern part of the site (fronting Fir Grove Road) and has been proposed for allocation on this basis. The site is located wholly within the High Weald National Landscape and is a sloping site where development would be highly visible in the open countryside located to the south. Focusing development in the north will limit the visibility of any development but significant landscape mitigation would be required. The site is sustainably located with good access to public transport and services and facilities within Heathfield. It is also not at risk of flooding from any source.

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

SUMMARY OF RESULTS:	Site No: 149/1210 Name: Land southwest of Ghyll Road, Tilsmore, Heathfield, TN21 0LU																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Heathfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Heathfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The eastern part of the site lies within proposed development boundary for Heathfield, the western part of the site lies adjacent. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has access to the services and facilities in Heathfield on foot and via public transport. **Major positive effects: SO3 Flood Risk; SO14 Housing and SO15 Health & Wellbeing** The site is in Flood Zone 1 and there is not risk of surface water or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. The development of the site for housing will significantly contribute to the district's housing need however details are lacking as to any affordable housing provision, although the proposed quantum of development would make this highly likely. The site is in close proximity of health services and the scale of development is likely to mean some form of contributions towards and health and wellbeing improvements can be achieved. **Minor positive effects: SO19 Town & Village Centre** The scale of the proposed development and the sites proximity to Heathfield will place future residents within easy reach of the town's services and facilities, albeit pedestrian connectivity to the bus stop nearby is required. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO4 Water resources/Quality; SO6 Waste; SO9 Biodiversity and SO10 Landscape & Townscape** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. The district is an area of serious water stress and whilst water efficiency measures should help to mitigate some impacts, the proposed scale of development will still place significant pressure on water resources and wastewater infrastructure.

	The western part of the site comprises trees, shrubs and semi-improved grassland and is considered to be of moderate to high biodiversity value. Notwithstanding BNG provisions, there will still be a residual adverse impact through site clearance. Given the lack of detail as to scheme design and any landscape mitigation, but acknowledging the site is wholly within the High Weald National Landscape and that any development in the western part of the site would adversely affect biodiversity and the wider landscape, negative effects are expected. **No significant effect: SO11 Historic & Cultural Heritage and SO18 Economy & Employment** The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects**.**
Selected / Rejected for allocation	The proposal for the site is for 105 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 35 (net) dwellings in the eastern part of the site and has been proposed for allocation on this basis. The Landscape Sensitivity Assessment 2023 concluded that if development was to come forward, it should be at the eastern most field that sits along Ghyll Road and better relates with the existing settlement edge. The rear (western part) of the site is very attractive comprising trees, shrubs, semi-improved grassland and informal paths and is considered to be of moderate to high biodiversity value. Any development of this site will need to take into account its High Weald NL location, as well as seek to protect and enhance the sites biodiversity value include appropriate surveys and mitigation as appropriate. Given the site's location within the High Weald NL, any development proposals would be required to meet the requirements of paragraph 177 of the NPPF. Further off-site works would be required to alter the existing, or introduce new, traffic calming measures along Ghyll Road and potentially improve capacity at other local junctions as well as improve pedestrian connectivity to bus stops.

SHELAA Ref: 260/1210

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

SUMMARY OF RESULTS:	Site No: 260/1210 Name: Land south of Burwash Road and east of Tower Street, Heathfield, TN21 8QK																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Health and wellbeing • Sustainable transport • Infrastructure
Cumulative Effects	Heathfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Heathfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Heathfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has good access to public transport and the services and facilities in Heathfield. The site is currently subject to an ongoing full planning application for 23 (net) dwellings under planning reference WD/2022/1181/MAJ. **Major positive effects: SO3 Flood Risk and SO13 Travel & Accessibility** The site is in Flood Zone 1 and there is not risk of surface water or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. The is within close proximity of several bus stops on the A265 and these are accessible via existing footpaths. The bus service is frequent and journey time to Heathfield High Street is approx. 4 mins. The train station at Uckfield is also accessible by bus with a journey time of approx. 27 mins and an hourly service. The site is also within walking distance (13-minutes) of Heathfield High Street via good footpaths along the A265. **Minor positive effects: SO14 Housing; SO7 Pollution and SO19 Town & Village Centre** The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. The scale of development and its location, together with mitigation, will ensure light pollution is avoided. The sites location close to good public transport and a short walk to Heathfield High Street will help reduce air pollution by reducing car use from the site. Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Heathfield, this will help support the vitality and viability of the services within Heathfield. **Major negative effects:** None

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

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

SUMMARY OF RESULTS:	Site No: 275/1210 Name: Parklands, Burwash Road, Heathfield, TN21 8QX																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:

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

	• Sustainable transport • Infrastructure
Cumulative Effects	Heathfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Heathfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Heathfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has access to public transport and the services and facilities in Heathfield, provided pedestrian connectivity between the site and the A265 can be achieved. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there only a small risk of surface water which can be suitably mitigated. There is no risk of groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. **Minor positive effects: SO7 Pollution; SO14 Housing and SO19 Town & Village Centre** The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. The scale of development and its location, together with mitigation, will ensure light pollution is avoided. The sites location close to good public transport and a short walk to Heathfield High Street will help reduce air pollution by reducing car use from the site. Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Heathfield (provided pedestrian connectivity between the site and the A265 can be achieved), this will help support the vitality and viability of the services within Heathfield. **Major negative effects: SO11 Historic & Cultural Heritage** The site has a more open boundary with the Old Half Moon therefore the setting of this listed building would likely be harmed through new residential development in this location, particularly at its eastern edge and it is considered that the impact on this heritage asset is not likely to be overcome given the inter-visibility between the heritage asset and the site. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO9 Biodiversity and SO10 Landscape & Townscape**

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

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

SUMMARY OF RESULTS:	Site No: 299/1210 Name: Land at 15 Tower Street, Heathfield, TN21 8PB																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:

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

	• Sustainable transport • Infrastructure
Cumulative Effects	Heathfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Heathfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Heathfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has access to public transport and the services and facilities in Heathfield, provided pedestrian connectivity. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water flooding. Surface water run off can be suitably mitigated through SuDS provision. There is no risk of groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. **Minor positive effects: SO7 Pollution; SO13 Travel & Accessibility; SO14 Housing and SO19 Town & Village Centre** The development of the site for housing will contribute to the district's housing need. However, details are lacking as to any affordable housing provision etc. The location of the site, together with mitigation, will ensure light pollution is avoided/mitigated. The sites' location close to good public transport and a short walk to Heathfield High Street will help reduce air pollution by reducing car use from the site, provided suitable vehicular access can be achieved. The site is within a short walk of bus stops with regular services to Heathfield and other settlements (Uckfield, Hailsham, Polegate) and it is likely that pedestrian access to the site can be achieved either via Tower Street or via site already developed to north or Site 260/1210. Footpaths exist to the site along Tower Street and the A265, aiding pedestrian access to Heathfield and public transport. Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Heathfield (provided pedestrian access to the site is achieved), this will help support the vitality and viability of the services within Heathfield. **Major negative effects: None**

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

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

SUMMARY OF RESULTS:	Site No: 307/1210 Name: Land at Tilsmore Nurseries, off Nursery Way, Heathfield																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Heathfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Heathfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Heathfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has good access to public transport and the services and facilities in Heathfield. The site is bound by residential development to the east, south and west and by the High Weald National Landscape to the north. **Major positive effects: SO13 Travel & Accessibility** The site has a bus stop approx. 200m to the south-west and this is accessible via existing footpaths. The bus service is frequent and journey time to Heathfield High Street is approx. 2 mins. The train station at Uckfield is also accessible by bus with a journey time of approx. 23 mins. The site is also within walking distance (6-minutes) of Heathfield High Street. **Minor positive effects: SO3 Flood Risk and SO14 Housing** The site is in Flood Zone 1 and there is a small risk of surface water or groundwater flooding which can be suitably mitigated. Therefore, the proposed development is suitable for the flood zone identified. The development of the site for housing will contribute to the district's housing need. However, details are lacking as to any affordable housing provision etc. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO8 Green and Blue Infrastructure; SO9 Biodiversity and SO10 Landscape & Townscape** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. The site contains a large proportion of Priority Habitat Deciduous woodland and forms a wooded backdrop to the edge of Heathfield, separating development from Markly Wood ancient woodland. Whilst mitigation for green infrastructure, biodiversity and landscape is likely, it is considered there would still be some degree of negative effect.

	No significant effect: SO4 Water resources/Quality; SO7 Pollution; SO11 Historic & Cultural Heritage; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills The scale of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation. Whilst the site is in close proximity of, and with existing pedestrian connectivity to services and facilities in Heathfield, including public transport the Council is aware that there are multiple landowners associated with this site and, therefore the deliverability of the site for new development is uncertain. There would also be significant issues around the retention and protection of the significant woodland on site, which is likely to be of high ecological value. The site is also located wholly within the High Weald National landscape, with topography meaning any development is highly likely to cause significant effect on this protected landscape.

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

SUMMARY OF RESULTS:	Site No: 431/1210 Name: Land to rear of Breton House (north), B2102, Cross In Hand																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Cross in Hand is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the village. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located within Cross in Hand, which is considered a 'sustainable settlement' according to the settlement hierarchy, with access via public transport to a higher order sustainable settlement (Heathfield). The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has good access to public transport and the services and facilities in Heathfield. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is not risk of surface water or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. **Minor positive effects: SO7 Pollution; SO13 Travel & Accessibility; SO14 Housing; SO15 Health & Wellbeing and SO19 Town & Village Centre** The site is less than 50m from the nearest bus stop, which has a very frequent service to Heathfield as well as pedestrian access via existing footpaths. This provides a viable alternative mode of transport for future residents to using their car, which could help reduce air pollution and is positive for sustainable travel. It is acknowledged that vehicle access would be required for the site but is considered achievable. The development of the site for housing will contribute to the district's housing need. However, details are lacking as to any affordable housing provision etc. The site is within easy reach via public transport of medical facilities, a recreation ground and tennis club for health and wellbeing and contributions towards any deficits are likely achievable from a scheme of this size. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO10 Landscape & Townscape** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact.

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

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

SUMMARY OF RESULTS:	Site No: 525/1210 Name: Land to the rear of Rothershaw, High Street, Heathfield, TN21 0UR																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Heathfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Heathfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Heathfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has good access to public transport and the services and facilities in Heathfield. The site is bound by residential development to the east, south and west and by the High Weald National Landscape to the north. However it is visually well contained in the wider landscape to the north by thick woodland. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is not risk of surface water or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. **Minor positive effects: SO14 Housing** The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO8 Green and Blue Infrastructure; SO9 Biodiversity and SO10 Landscape & Townscape** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. The site contains a large proportion of Priority Habitat Deciduous woodland and is located within the High Weald National Landscape, occupying a prominent elevated position. Whilst mitigation for green infrastructure, biodiversity and landscape is likely, it is considered there would still be some degree of negative effect.

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

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

SUMMARY OF RESULTS:	Site No: 545/1210 Name: Land adjacent Forge Cottage, Mayfield Road, Cross In Hand, TN21 0UE																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Cross in Hand is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the village. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located within Cross in Hand, which is considered a 'sustainable settlement' according to the settlement hierarchy, with access via public transport to a higher order sustainable settlement (Heathfield). The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has good access to public transport and the services and facilities in Heathfield. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is not risk of surface water or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. **Minor positive effects: SO7 Pollution; SO14 Housing; SO15 Health & Wellbeing and SO19 Town & Village Centre** The site is approx. 100m from the nearest bus stop, which has a very frequent service to Heathfield and this provides a viable alternative mode of transport for future residents to using their car, which could help reduce air pollution. However it is acknowledged that pedestrian connectivity to the bus stop is required. The development of the site for housing will contribute to the district's housing need. However, details are lacking as to any affordable housing provision etc. The site is within easy reach via public transport of medical facilities, a recreation ground and tennis club for health and wellbeing and contributions towards any deficits are likely achievable from a scheme of this size. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO10 Landscape & Townscape** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. The site is sloping in nature meaning development would be highly visible in views within the wider landscape. The site is also within the High Weald National Landscape and could adversely affect the designation. Significant landscape mitigation would be required.

	No significant effect: SO11 Historic & Cultural Heritage and SO18 Economy & Employment The type of development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation. The provision of a suitable access would result in extensive damage to the vegetation on the boundary of the site, particularly the loss of several mature trees along the verge. However, the site is in close proximity to the Cross in Hand High Street, although there is currently no pedestrian connectivity from the site. Substantial infrastructure work would be required to provide a suitable vehicle access onto the A267 and a footpath along the south side of the road to connect the site to the settlement, as well as mitigating the steep slope on the site. Furthermore, extensive landscape buffers would be needed as currently a housing development would be out of keeping with the generally rural character and appearance of the countryside. The site's sloping character and prominent position within the High Weald National Landscape and the exposed nature of the site to wider views across the High Weald make development unsuitable.

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

SUMMARY OF RESULTS:	Site No: 547/1920 Land on the northwest side of Fir Grove Road, Cross In Hand, TN21 0SS																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Rosers Cross is classed as an unsustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the village. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located within Rosers Cross, which is considered an 'unsustainable settlement' according to the settlement hierarchy, with no access via public transport to a higher order sustainable settlement (Heathfield). The site does, therefore, not conform with the overall spatial strategy for development within Wealden as a whole as it is outside of a sustainable settlement and has no access to public transport and the services and facilities in Heathfield. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is not risk of surface water or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. **Minor positive effects: SO14 Housing and SO18 Economy & Employment** The development of the site for housing will contribute to the district's housing need. However, details are lacking as to any affordable housing provision etc. The development would also be able to provide employment floorspace, which would be an expansion of the existing business park adjacent to the northeast of the site. This will contribute to the district's employment floorspace needs. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO9 Biodiversity; SO10 Landscape & Townscape; SO13 Travel & Accessibility and SO15 Health & Wellbeing** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. The site is located wholly with the River Uck & its Headwaters BOA. Development could adversely impact on the objectives of the priority habitat and ancient woodland, whilst development will be able to provide at least 20% BNG it is possible to be accommodated on site.

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

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

SUMMARY OF RESULTS:	Site No: 560/1210 Name: Land at Tintern, Little London Road, Heathfield, TN21 0LU																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Heathfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Heathfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Heathfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has good access to public transport and the services and facilities in Heathfield. The site is bound by residential development to the east, south and west and by the High Weald National Landscape to the north. However it is visually well contained in the wider landscape to the north by thick woodland. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is not risk of surface water or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. **Minor positive effects: SO14 Housing and SO19 Town & Village Centre** The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Heathfield, this will help support the vitality and viability of the services within Heathfield. **Major negative effects: SO13 Travel & Accessibility** The site has been rejected for allocation as the site cannot achieve a suitable access without coming forward in conjunction with the adjacent land (SHELAA 566/1210 and 560/1210). **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. **No significant effect: SO4 Water resources/Quality; SO7 Pollution; SO8 Green and Blue Infrastructure; SO10 Landscape & Townscape; SO15 Health & Wellbeing; SO18 Economy & Employment and SO20 Education & Skills**

	The scale of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has been rejected for allocation as the site cannot achieve a suitable access without coming forward in conjunction with the adjacent land (SHELAA 566/1210). Furthermore, the site located on the fringe of the western residential area of Heathfield, on the edge of the High Weald National Landscape, and it is unknown whether the design of any development on this site would be detrimental on the protected landscape.

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

SUMMARY OF RESULTS:	Site No: 561/1210 Name: Morrensfield, Little London Road, Heathfield, TN21 0LU																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Heathfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Heathfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Heathfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has good access to public transport and the services and facilities in Heathfield. The site is bound by residential development to the east, south and west and by the High Weald National Landscape to the north. However it is visually well contained in the wider landscape to the north by thick woodland. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is not risk of surface water or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. **Minor positive effects: SO14 Housing and SO19 Town & Village Centre** The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Heathfield, this will help support the vitality and viability of the services within Heathfield. **Major negative effects: SO13 Travel & Accessibility** The site has been rejected for allocation as the site cannot achieve a suitable access without coming forward in conjunction with the adjacent land (SHELAA 566/1210 and 560/1210). **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO9 Biodiversity.** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. **No significant effect: SO4 Water resources/Quality; SO7 Pollution; SO8 Green and Blue Infrastructure; SO10 Landscape & Townscape; SO15 Health & Wellbeing; SO18 Economy & Employment and SO20 Education & Skills**

	The scale of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has been rejected for allocation as the site cannot achieve a suitable access without coming forward in conjunction with the adjacent land (SHELAA 566/1210 and 560/1210). Additionally, the site on its own would not be able to provide suitable buffers for the priority habitat deciduous woodland along its borders as it is too small. Finally, the site located on the fringe of the western residential area of Heathfield, on the edge of the High Weald National Landscape, and it is unknown whether the design of any development on this site would be detrimental on the protected landscape.

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

SUMMARY OF RESULTS:	Site No: 562/1210 Name: Pine Ridge, Little London Road, Heathfield, TN21 0LT																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Heathfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Heathfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Heathfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has good access to public transport and the services and facilities in Heathfield. The site is bound by residential development to the east, south and west and by the High Weald National Landscape to the north. However it is visually well contained in the wider landscape to the north by thick woodland. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is not risk of surface water or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. **Minor positive effects: SO14 Housing and SO19 Town & Village Centre** The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Heathfield, this will help support the vitality and viability of the services within Heathfield. **Major negative effects: SO13 Travel & Accessibility** The site has been rejected for allocation as the site cannot achieve a suitable access without coming forward in conjunction with the adjacent land (SHELAA 564/1210 and 568/1210). **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO9 Biodiversity.** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. **No significant effect: SO4 Water resources/Quality; SO7 Pollution; SO8 Green and Blue Infrastructure; SO10 Landscape & Townscape; SO15 Health & Wellbeing; SO18 Economy & Employment and SO20 Education & Skills**

	The scale of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has been rejected for allocation as the site cannot achieve a suitable access without coming forward in conjunction with the adjacent land (SHELAA 564/1210 and 568/1210). Furthermore, the site located on the fringe of the western residential area of Heathfield, some of the site is within High Weald National Landscape, and development of the site would be detrimental to the biodiversity and landscape of this protected landscape, particularly as the site is located in a prominent area on the fringe of the settlement.

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

SUMMARY OF RESULTS:	Site No: 564/1210 Name: Old Common, Little London Road, Heathfield, TN21 0LT																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Heathfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Heathfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Heathfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has good access to public transport and the services and facilities in Heathfield. The site is bound by residential development to the east, south and west and by the High Weald National Landscape to the north. However it is visually well contained in the wider landscape to the north by thick woodland. **Major positive effects: None** **Minor positive effects: SO3 Flood Risk; SO14 Housing and SO19 Town & Village Centre** The site is in Flood Zone 1 and there is not risk of surface water or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Heathfield, this will help support the vitality and viability of the services within Heathfield. **Major negative effects: SO13 Travel & Accessibility** The site has been rejected for allocation as the site cannot achieve a suitable access without coming forward in conjunction with the adjacent land (SHELAA 562/1210 and 568/1210). **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO9 Biodiversity.** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. **No significant effect: SO4 Water resources/Quality; SO7 Pollution; SO8 Green and Blue Infrastructure; SO10 Landscape & Townscape; SO15 Health & Wellbeing; SO18 Economy & Employment and SO20 Education & Skills**

	The scale of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has been rejected for allocation as the site cannot achieve a suitable access without coming forward in conjunction with the adjacent land (SHELAA 562/1210 and 568/1210). Furthermore, the site located on the fringe of the western residential area of Heathfield, some of the site is within High Weald National Landscape, and development of the site would be detrimental to the biodiversity and landscape of this protected landscape, particularly as the site is located in a prominent area on the fringe of the settlement.

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

SUMMARY OF RESULTS:	Site No: 565/1210 Name: Lion's Lodge, Little London Road, Heathfield, TN21 0LU																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Heathfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Heathfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Heathfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has good access to public transport and the services and facilities in Heathfield. The site is bound by residential development to the east, south and west and by the High Weald National Landscape to the north. However it is visually well contained in the wider landscape to the north by thick woodland. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is not risk of surface water or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. **Minor positive effects: SO14 Housing and SO19 Town & Village Centre** The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Heathfield, this will help support the vitality and viability of the services within Heathfield. **Major negative effects: SO13 Travel & Accessibility** The site has been rejected for allocation as the site cannot achieve a suitable access without coming forward in conjunction with the adjacent land (SHELAA 566/1210 and 560/1210). **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO9 Biodiversity.** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. **No significant effect: SO4 Water resources/Quality; SO7 Pollution; SO8 Green and Blue Infrastructure; SO10 Landscape & Townscape; SO15 Health & Wellbeing; SO18 Economy & Employment and SO20 Education & Skills**

	The scale of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has been rejected for allocation as the site cannot achieve a suitable access without coming forward in conjunction with the adjacent land (SHELAA 566/1210, 560/1210 and 561/1210). Additionally, the site is entirely covered by priority habitat deciduous woodland and the removal of this woodland would have substantial impact upon this protect habitat. Finally, the site located on the fringe of the western residential area of Heathfield, on the edge of the High Weald National Landscape, and it is unknown whether the design of any development on this site would be detrimental on the protected landscape.

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

SUMMARY OF RESULTS:	Site No: 566/1210	Name: Crossways House, New Pond Hill, Heathfield, TN21 0LX																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Heathfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Heathfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Heathfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has good access to public transport and the services and facilities in Heathfield. The site is bound by residential development to the east, south and west and by the High Weald National Landscape to the north. However it is visually well contained in the wider landscape to the north by thick woodland. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is not risk of surface water or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. **Minor positive effects: SO14 Housing and SO19 Town & Village Centre** The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Heathfield, this will help support the vitality and viability of the services within Heathfield. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste and SO13 Travel & Accessibility** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. There is no pedestrian access to the site as there are no footpaths along this part of New Pond Hill. Additionally, New Pond Hill would need to be widen to accommodate a suitable access for residential development on the site, however the thick vegetation along the verges mean this would not be achievable.

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

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

SUMMARY OF RESULTS:	Site No: 595/1210 Name: Rothershaw, Cross in Hand Road, Heathfield, TN21 0UR																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Heathfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Heathfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Heathfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has good access to public transport and the services and facilities in Heathfield. The site is bound by residential development to the east, south and west and by the High Weald National Landscape to the north. However it is visually well contained in the wider landscape to the north by thick woodland. **Major positive effects: SO3 Flood Risk and SO13 Travel & Accessibility** The site is in Flood Zone 1 and there is not risk of surface water or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. The site has a bus stop approx. 150m to the east and this is accessible via existing footpaths. The bus service is frequent and journey time to Heathfield High Street is approx. 2 mins. The train station at Uckfield is also accessible by bus with a journey time of approx. 23 mins. The site is also within walking distance (6-minutes) of Heathfield High Street. **Minor positive effects: SO14 Housing** The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. **No significant effect: SO4 Water resources/Quality; SO7 Pollution; SO8 Green and Blue Infrastructure; SO10 Landscape & Townscape; SO15 Health & Wellbeing; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills**

	The scale of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal is for 7 (net) dwellings. Giving consideration to the findings of the evidence base and SA, it is considered that the site is appropriate for allocation of 7 (net) dwellings. The site is allocated in combination with Site 525/1210. The site is in a sustainable location benefitting from close proximity to the services, amenities and public transport located within Heathfield. The site sits adjacent to a recent residential development of 115 (net) dwellings, which was granted planning permission (reserved matters) under planning reference WD/2015/1782/MRM and has now been completed (Millennium Way). The site is also adjacent to a few other SHELAA sites to the south and west that may be suitable for residential development (references 307/1210 and 530/1210).

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

SUMMARY OF RESULTS:	Site No: 633/1210 Name: Land at Heathfield Police Station, High Street, Heathfield																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Heathfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Heathfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Heathfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has good access to public transport and the services and facilities in Heathfield. . **Major positive effects: SO3 Flood Risk and SO13 Travel & Accessibility** Given the site is not at risk of fluvial, surface or groundwater flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be major positive over all timeframes as future residents and property would not be at risk. The impact on this SA Objective is considered to be major positive given the proximity of the site to the bus stop and the existing pedestrian access, as well as the short journey times to Heathfield services and facilities by bus and on foot. **Minor positive effects: SO14 Housing** The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. **No significant effect: SO4 Water resources/Quality; SO7 Pollution; SO8 Green and Blue Infrastructure; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO15 Health & Wellbeing; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The scale of proposed development and the site's location means no significant effects on these SA Objectives.

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

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

SUMMARY OF RESULTS:	Site No:750/1210 Name: Land at Snatchells Farm, Cross in Hand Road, Heathfield, TN21 0LS																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Heathfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Heathfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Heathfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has good access to public transport and the services and facilities in Heathfield. The site is bound by residential development to the east, south and west and by the High Weald National Landscape to the north. However, it is visually well contained in the wider landscape to the north by thick woodland. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is not risk of surface water or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. **Minor positive effects: SO14 Housing and SO19 Town & Village Centre** The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Heathfield, this will help support the vitality and viability of the services within Heathfield. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO9 Biodiversity.** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. **No significant effect: SO4 Water resources/Quality; SO7 Pollution; SO8 Green and Blue Infrastructure; SO10 Landscape & Townscape; SO15 Health & Wellbeing; SO18 Economy & Employment and SO20 Education & Skills** The scale of proposed development and the site's location means no significant effects on these SA Objectives.

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

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

SUMMARY OF RESULTS:	Site No: 848/1210 Name: Collins Field, Burwash Road, Heathfield, TN21 8RU																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:

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

	• Sustainable transport • Infrastructure
Cumulative Effects	Heathfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Heathfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies adjacent the proposed development boundary for Heathfield. The site does, therefore, not conform with the overall spatial strategy for development within Wealden as a whole as it is outside a sustainable settlement, although it has access to public transport, that would connect the site with the services and facilities in Heathfield, provided pedestrian connectivity along the A265 can be achieved. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there only a small risk of surface water which can be suitably mitigated. There is no risk of groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. **Minor positive effects: SO7 Pollution; SO14 Housing; SO18 Economy & Employment and SO19 Town & Village Centre** The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is unknown and details are lacking as to any affordable housing provision etc. The scale of development and its location, together with mitigation, will ensure light pollution is avoided. The sites location close to good public transport and a short walk to Heathfield High Street will help reduce air pollution by reducing car use from the site. Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Heathfield (provided pedestrian connectivity along the A265 can be achieved), this will help support the vitality and viability of the services within Heathfield. The site has potential for employment floorspace to be developed on the land instead of residential dwelling, this would contribute towards to the district's employment floorspace needs. **Major negative effects: SO10 Landscape & Townscape** The site is wholly within the High Weald National Landscape and has moderate to high sensitivity to development as a result of this and due to its location within a prominent position. The open nature of the site means that mitigation would not be possible to help reinforce the character and appearance of the High Weald National landscape. Development would result in the loss of land within the High Weald National Landscape.

	Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO9 Biodiversity All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. The site is wholly within the High Weald National Landscape and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the National Landscape and whilst development will be required to provide at least 20% BNG it is not clear whether this could be accommodated on site or mitigate for the harm likely to be caused to the National Landscape. The site is wholly within the High Weald National Landscape and has moderate to high sensitivity to development as a result of this and due to its location within a prominent position. The site boundary vegetation will need to be retained and protected and additional structural planting would be needed to help reinforce the character and appearance of the High Weald National landscape. Development would however result in the loss of land within the High Weald National Landscape. **No significant effect: SO8 Green and Blue Infrastructure; SO11 Historic & Cultural Heritage; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO18 Economy & Employment and SO20 Education & Skills** The scale and type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects
Selected / Rejected for allocation	The site is not taken forward for allocation as it has been proposed for some residential development on a site that lies outside of the proposed development boundary for Heathfield, it is not located within a sustainable development, although it does have access to sustainable public transport that would connect the site with Heathfield High Street. Furthermore, the site located prominently within the High Weald National Landscape with development of the site causing potentially detrimental harm to the landscape and biodiversity within the National Landscape.

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

SUMMARY OF RESULTS:	Site No: 941/1920 Name: Land at Sunnyside, A267, Cross in Hand																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Cross in Hand is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is not risk of surface water or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. **Minor positive effects: SO13 Travel & Accessibility and SO14 Housing** The impact on this SA Objective is considered to be minor positive given its location within Cross in Hand and the proximity of the site to the bus stop, as well as the short journey times to Heathfield services and facilities by bus. The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. **No significant effect: SO4 Water resources/Quality; SO7 Pollution; SO8 Green and Blue Infrastructure; SO10 Landscape & Townscape; SO15 Health & Wellbeing; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The scale of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 6 (net) dwellings. Given the findings within the evidence base and SA it is considered that the site would be appropriate for up to 9 (net) dwellings and has been proposed for allocation on this basis. The site is located within the sustainable settlement of Cross in Hand and benefits from close proximity to existing services and amenities. Furthermore, the bus stops adjacent the site provide good connections to Heathfield to the east. The development of the site would be required to provide a new vehicular access from the A267 to the south. Development would also be required to take into the consideration the sites position within the High Weald National Landscape and ensure the scheme is designed that

	takes into consideration this high-quality landscape. The site would require the provision of enhanced landscaping across the site to enclose development from the neighbouring uses to the west and to protect the residential amenity of existing dwellings.

Appendix A11o Parish: Hellingly

SHELAA Ref: 010/3090

SITE: Land Adjoining Rosendale, Hackhurst Lane, Lower Dicker

SUMMARY OF RESULTS:	Site No: 010/3090 Name: Land Adjoining Rosendale, Hackhurst Lane, Lower Dicker																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				
COMMENTARY:																				
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.																			
Mitigation Measures	Further information is required for the issues identified as uncertain.																			

Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Lower Dicker is not classed as a sustainable settlement as it is considered to be a neighbourhood settlement within the Council's settlement hierarchy, it has limited services and facilities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and the site's vehicular access capabilities and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor positive effects: SO9 Biodiversity; SO14 Housing; SO18 Economy and Employment** The site promotor has proposed a residential development (50 net dwellings), which would make a positive contribution to the district's housing needs. However, the details are lacking as to any affordable housing provision etc. Additionally, as the Local Plan policies are implemented for biodiversity mitigation methods there is potential for biodiversity net gain to be achieved. The site is also promoted for other commercial uses, although not employment uses (Use Class E(g), B2 and B8), but could still be developed as a mixed-use site that would provide wider job opportunities. **Minor negative effects: SO1 Climate Change; SO6 Waste; SO7 Pollution** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate, to some extent, any negative impacts. **Major negative effects: None** **No significant effect: SO11 Historic & Cultural Heritage; SO19 Town & Village Centres and SO20 Education & Skills** The scale of the development, existing service provision and the site's location mean no significant effect on these SA Objectives. **Uncertain effects**: For the remaining SA Objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has not been taken forward to allocation. The site is isolated and detached from Lower Dicker, an unsustainable settlement according to the settlement hierarchy, and does not relate well to any other sustainable settlement. The site has poor access to services and facilities and any future residents of this site would need to travel to Hailsham and further afield, via either

	public transport or private car, to access these. The site lies outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden as a whole as it is isolated from any sustainable settlement. Furthermore, the site would need a new vehicular access from Hackhurst Lane, which may not be suitable for residential development of this scale and third-party land may need to be provided for a suitable vehicular access.

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

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

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Lower Horsebridge is classed as a sustainable settlement as it is considered to be a secondary village within the Council's settlement hierarchy, which has some access to services and facilities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and the site's vehicular access

	capabilities and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO14 Housing** Given the size of the site and its potential to provide specialist forms of the housing alongside market housing, the impact on this SA Objective is expected to be a major positive if the site is brought forward and makes a significant positive contribution to meeting the district's housing needs. **Minor positive effects: SO9 Biodiversity** As Local Plan policies are implemented for biodiversity mitigation methods, there is potential for biodiversity net gain at this site to be achieved. **Minor negative effects: SO1 Climate Change; SO5 Soil, Land & Minerals; SO6 Waste; SO7 Pollution; SO10 Landscape and Townscape; SO13 Travel and Accessibility** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate, to some extent, any negative impacts. The development of the site would result in the loss active of agricultural land that is classified as Grade 3B (moderate quality) and would have a moderate detrimental impact upon the landscape. It is also not known whether a vehicular access could be achieved to the A271 without third-party land and even if this was possible, the visibility along the A271 at this juncture is limited. **Major negative effects: None** **No significant effect: SO18 Economy and Employment and SO19 Town & Village Centres** The scale of the development and the proposed land uses mean no significant effect on these SA Objectives. **Uncertain effects**: For the remaining SA Objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation due to a combination of negative impacts. Development in this location would be out of keeping with the existing character of the rural setting of Lower Horsebridge and would not relate well to existing liner form

	located along the A271 in this location. The development of the site would also result in the loss active of agricultural land that is classified as Grade 3B (moderate quality) and it is also not known whether a vehicular access could be achieved to the A271 without third-party land and even if this was possible, the visibility along the A271 at this juncture is limited. Given the above issues, the site is not considered an allocation.

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

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

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

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

Selected / Rejected for allocation	The proposal for the site is for 15 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 10 (net) dwellings and has been proposed for allocation on this basis. The site is located to the northwest of Hailsham within the proposed development boundary. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. The site is in a sustainable location and provides multiple benefits to future occupiers of the site, as well as providing new homes to meet the district's housing needs. The site is well contained by existing residential development along Station Road and Park Road and the site was classified has having a low to moderate landscape sensitivity to new development in the 2023 Landscape Sensitivity Assessment. The site is considered suitable for residential development subject to satisfactory access being obtained through the existing dwelling on the site, which has access from Station Road

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

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

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

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

	Furthermore, the site would need a new vehicular access from Hackhurst Lane, which may not be suitable for residential development of this scale and third-party land may need to be provided for a suitable vehicular access.

SHELAA Ref: 243/1310

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

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

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor an application for new development. The site lies to the north of Hailsham within the proposed development boundary. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. Should this site come forward for development, further work

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

	However, the site was designated to provide open space, pedestrian link and play area associated with the adjoining housing development. Therefore, the loss or partial loss of these aspects of the site would be detrimental to both biodiversity and health and wellbeing.

SHELAA Ref: 579/3090

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

SUMMARY OF RESULTS:	Site No: 579/3090	Name: Land comprising Units 7 and 4 plus concrete hardstanding to the rear of Hackhurst Lane, Lower Dicker																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Lower Dicker is not classed as a sustainable settlement as it is considered to be a neighbourhood settlement within the Council's settlement hierarchy, it has limited services and facilities. Should this site come forward for development, further work will need to be undertaken to

	understand the impact on the transport network (through a county-wide transport model) and the site's vehicular access capabilities and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor positive effects: SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO14 Housing** The site promotor has proposed a residential development on a 1ha site, which would make a positive contribution to the district's housing needs. However, the details are lacking as to any affordable housing provision etc. Additionally, as the Local Plan policies are implemented for biodiversity mitigation methods there is potential for biodiversity net gain to be achieved, as well as improvements to green infrastructure for the site, which are limited a present. **Minor negative effects: SO1 Climate Change; SO6 Waste; SO7 Pollution** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate, to some extent, any negative impacts. **Major negative effects: SO18 Economy and Employment** The loss of an employment use in a Key Employment Area (as designated in the draft Local Plan) is considered to be a major negative effect, given the pressing need for new employment premises in the district. **No significant effect: SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO19 Town & Village Centres and SO20 Education & Skills** The scale of the development, existing service provision and the site's location mean no significant effect on these SA Objectives. **Uncertain effects**: For the remaining SA Objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has not been taken forward to allocation. The site is isolated and detached from Lower Dicker, an unsustainable settlement according to the settlement hierarchy, and does not relate well to any other sustainable settlement. The site has poor

	access to services and facilities and any future residents of this site would need to travel to Hailsham and further afield, via either public transport or private car, to access these. The site lies outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden as a whole as it is isolated from any sustainable settlement. The loss of employment floorspace in an existing industrial estate and the potential compatibility issues between the various neighbouring uses is also likely to result in negative impacts for existing employment uses and future occupiers of the residential development. Furthermore, the site would need a new vehicular access from Hackhurst Lane, which may not be suitable for residential development of this scale and third-party land may need to be provided for a suitable vehicular access.

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

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

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development (the site did have a previous prior approval granted for 8 (net) dwellings that has been completed). Lower Dicker is not classed as a sustainable settlement as it is considered to be a neighbourhood settlement within the Council's settlement hierarchy, it has limited services and facilities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport

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

	access to services and facilities and any future residents of this site would need to travel to Hailsham and further afield, via either public transport or private car, to access these. The site lies outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden as a whole as it is isolated from any sustainable settlement. The loss of employment floorspace results in negative impacts for the district in terms of retaining employment uses. Part of the site is also safeguarded as a waste site within the East Sussex County Council Waste and Minerals Sites Plan that was adopted in February 2017.

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

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

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission but was subject to a planning application for 124 (net) dwellings that was refused by the local planning authority and is the subject of a planning appeal. The site lies to the northwest of Hailsham and to the west of Lower Horsebridge and is located outside the proposed development boundary of any settlement. Lower

	Horsebridge is classed as a sustainable settlement as it is considered to be a secondary village within the Council's settlement hierarchy, which has some access to services and facilities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO14 Housing** Given the size of the site and its potential to provide specialist forms (including 43 affordable homes) of the housing alongside market housing, the impact on this SA Objective is expected to be a major positive if the site is brought forward and makes a significant positive contribution to meeting the district's housing needs. **Minor Positive effects: SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO17 Social Deprivation** The current planning appeal proposal suggests that it would the provision of open space providing habitats including modified grassland, lowland meadow, ponds, mixed scrub, mixed woodland, urban trees and native hedgerows. These habitats have been assessed in terms of biodiversity benefits and found to represent a 26.5% net gain in respect to habitat units and would exceed our BNG target of 20%, albeit there may be the loss of some ecological features (i.e. hedgerows to allow for vehicular access etc.). The current planning appeal proposal also supports the development of 43 affordable homes which will address part of the affordable housing needs of the district and will help to some extent with addressing issues of deprivation, disadvantage and poverty. **Minor negative effects: SO1 Climate Change; SO4 Water Resources/Quality; SO5 Soil, Land & Minerals; SO6 Waste; SO7 Pollution; SO13 Travel and Accessibility** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate, to some extent, any negative impacts. The proposal would also bring residential development in close proximity to the River Cuckmere at Lower Horsebridge, which forms the southern boundary of the site and is classified by the Environment Agency as being in poor ecological status. It is considered that new development in this location could exacerbate the poor ecological status of the river. The development would also result in the loss of agricultural land in an active use that is of moderate quality (3b).

	It is also known from the current planning appeal proposal that there are also concerns relating to the accessibility to non-car modes of travel from this location (particularly walking and cycling) with the scheme facing away from Hailsham, which was a reason for the refusal of the planning application. **Major negative effects: SO10 Landscape and Townscape; SO11 Historic & Cultural Heritage** The site is also considered to be of moderate to high landscape sensitivity in part due to the area's role in separation between the settlements of Hailsham and Lower Horsebridge, the areas of deciduous woodland and the undulating course of the river Cuckmere and open views into the site from the A271. This was a reason for the refusal of the planning application that is now at appeal. The site was also refused planning permission owing to the impact upon the setting of two listed buildings. **No significant effect: SO18 Economy and Employment; SO19 Town & Village Centres** The scale and type of development, existing service provision and the site's location mean no significant effect on these SA Objectives. **Uncertain effects**: For the remaining SA Objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has not been taken forward to allocation. The site has several significant issues, primarily relating to the impact of the landscape in this location as well as the historic environment. The site is severed from the existing built form of either Hailsham to the south or Lower Horsebridge to the east given the presence of flood risk within the eastern half of the site. Development here would be detrimental to the character and appearance of the locality. Any residential development on this site will inevitably and irrevocably change the character and appearance of this part of the river Cuckmere corridor, which is an important swathe of undeveloped land separating the village of Lower Horsebridge from the urban area of Upper Horsebridge and Hailsham. The site has been assessed on heritage grounds also as part of the current planning appeal scheme and it was found that the development would undermine the character of the setting of Brook House and Boship Farm Hotel by virtue of divorcing them from their countryside setting, providing an alien and urbanising development which by virtue of the scale. Lastly, it has not been demonstrated, as part of the current planning appeal that non-car modes will regularly be used by future occupiers of the site.

SHELAA Ref: 799/3090

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

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

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Lower Dicker is not classed as a sustainable settlement as it is considered to be a neighbourhood settlement within the Council's settlement hierarchy, it has limited services and facilities. Should this site come forward for development, further work will need to be undertaken to

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

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

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

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

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

SHELAA Ref: 803/3090

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

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

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Lower Dicker is not classed as a sustainable settlement, as it is considered to be a neighbourhood settlement within the Council's settlement hierarchy, it has limited services and facilities. Should this site come forward for development, further work will need to be undertaken to

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

SHELAA Ref: 807/1310

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

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

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. It is however within an area where there is potential for large scale development (SHELAA Site 825/1310 and other land known as 'West of Hailsham') as well as a number of other sites within and around Lower Dicker itself. Should this site come forward for development, together

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

	There are also negative effects in relation to landscape in this location, which would require mitigation. Lastly, there is no possibility of a vehicular or pedestrian access without third party land.

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

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

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

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

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

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

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

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

	not conform with the overall strategy for development within Wealden as a whole as it is isolated from any sustainable settlement. Furthermore, the site would need a new vehicular access from the A22 and as submitted, this cannot be achieved without third-party land.

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

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

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

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

	known whether this could be delivered. There are also uncertain effects in relation to landscape in this location, which would require mitigation.

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

SUMMARY OF RESULTS:	Site No: 919/3000				Name: Land at Park Farm, New Road, Hellingly														
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																			
Minor Positive																			
Not Significant																			
Minor Negative																			
Major Negative																			
Uncertain																			

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

	• Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport • Infrastructure
Cumulative Effects	The western part of the has achieved reserved matters planning permission for 370 (net) dwellings under planning reference WD/2022/2135/MRM. The eastern land parcel is subject to an ongoing planning application for 360 (net) dwellings under planning reference WD/2022/0294/MAO. The site lies to the northeast of Hailsham within the proposed development boundary. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and the site's vehicular access capabilities and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO3 Flood Risk; SO8 Green & Blue Infrastructure; SO14 Housing and SO15 Health & Wellbeing,** Given that both land parcels have successfully demonstrated that flood risk associated with the site can be mitigated as part of any development, the impact on this SA Objective is likely to be major positive. The extant planning permission and ongoing application have shown that the development of both land parcels northern part of the site will significantly enhance green and blue infrastructure and major positive effects are expected on this SA Objective. Given the size of the site and its potential to provide specialist forms of the housing alongside market housing, the impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. Noting that the existing capacity within the health sector would need to be expanded over the longer term, this may bring some minor negative impact initially, but there is provision nearby. Both the approved permission and ongoing application would also make contribution towards this healthcare provision. Given the health and wellbeing benefits that have been secured and are being proposed as part of the development of this collective site, the effect on this SA Objective is considered as a major positive.

	Minor positive effects: SO9 Biodiversity; SO13 Travel & Accessibility; SO16 Quality of Life & Place; SO17 Social Deprivation and SO20 Education & Skills Given the measures in the extant planning permission and ongoing planning application will result in biodiversity gain across both land parcels, minor positive effects are expected on this SA Objective. Given that both the western and eastern land parcels have demonstrated that a suitable vehicular and pedestrian access can be provided to the site to the sustainable settlement of Hailsham, the impact on this SA Objective is minor positive. Both schemes seek to improve accessibility across the wider area. Both land parcels will bring forward affordable housing and self-build and custom housebuild plots. The schemes have been designed to create safe, attractive and socially integrated spaces. The impact is likely to be minor positive in the short term in regard to skills and training in construction, and minor positive in the long term, given the scale of development and contribution necessary towards infrastructure which will deliver improvements to educational infrastructure within the vicinity. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO5 Soil, Land & Minerals and SO6 Waste** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. Given that the development of the eastern land parcel will result in the loss of Subgrade 3a agricultural land, the effect on this SA Objective is considered as a minor negative. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. **No significant effect: SO4 Water Resources; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage SO18 Economy & Employment; and SO19 Town & Village Centre** The western land parcel has demonstrated how water efficiency could be achieved within the development and it is likely that the same methods can be implemented within the eastern land parcel. Furthermore, both the extant and ongoing applications have demonstrated that development can be brought forward without impacting upon water quality. There is no significant effect on this SA Objective.

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

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

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

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

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

	Although employment uses could be supported in this location, the site would potentially need a new vehicular access from the A22, or through third-party land, which may not be suitable for employment development of this scale and is not known whether this could be delivered. There are also uncertain effects in relation to landscape in this location, which would require significant mitigation.

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

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

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

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

	The site is located to the north of the A22 and to the west of the Boship roundabout which connects the A22, A271 and A267 and sits between Lower Dicker and Lower Horsebridge to the northwest of Hailsham. It lies beyond any defined settlement boundary and is within the countryside for planning purposes. Whilst it has a good level of pedestrian connectivity and access to public transport links, due to its degree of detachment from essential services and facilities it would be unsuitable for residential development of the scale and nature proposed. However, employment uses could be supported in this location. The site is relatively well contained by existing mature tree belts and hedgerows, which would help contain development and limit the impact on the wider landscape from far-reaching views. The site would need a new vehicular access from the A22 with a transport impact assessment to ensure that the local/strategic highway network is not severely harmed.

SHELAA Ref: 1079/3000

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

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

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Lower Horsebridge is classed as a sustainable settlement as it is considered to be a secondary village within the Council's settlement hierarchy, which has some access to services and facilities. Should this site come forward for development, further work will need to be undertaken to

	understand the impact on the transport network (through a county-wide transport model) and the site's vehicular access capabilities and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO14 Housing** Given the size of the site and its potential to provide specialist forms of the housing alongside market housing, the impact on this SA Objective is expected to be a major positive if the site is brought forward and makes a significant positive contribution to meeting the district's housing needs. **Minor positive effects: SO9 Biodiversity** As Local Plan policies are implemented for biodiversity mitigation methods, there is potential for biodiversity net gain at this site to be achieved. **Minor negative effects: SO1 Climate Change; SO5 Soil, Land & Minerals; SO6 Waste; SO7 Pollution; SO10 Landscape and Townscape; SO11 Historic and Cultural Heritage** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate, to some extent, any negative impacts. The development of the site would result in the loss active of agricultural land that is classified as Grade 3B (moderate quality) and Grade 3A (good quality) and would have a moderate detrimental impact upon the landscape and the potential to negatively impact the setting of heritage assets (listed buildings). **Major negative effects: None** **No significant effect: SO18 Economy and Employment and SO19 Town & Village Centres** The scale of the development and the proposed land uses mean no significant effect on these SA Objectives. **Uncertain effects**: For the remaining SA Objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation due to a combination of negative impacts. Development in this location would be out of keeping with the existing character of the rural setting of Lower Horsebridge and would not relate well to existing liner form located along the A271 in this location. The development of the site would also result in the loss active of agricultural land that is classified as Grade 3B (moderate quality) and Grade 3a (good quality), with the latter being BMV land. Furthermore, the site would need a new vehicular access from either the A271 or North Street, which may not be suitable for residential development of this scale.

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

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

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission but is subject to a pending outline planning application for the development of 8 (net) dwellings. The site lies to the northeast of Hailsham within the proposed development boundary. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. Should this site come forward for development, further work will need to be undertaken to understand the impact

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

	Furthermore, the site would potentially need further improvements to the existing access road to accommodate new development and other sustainable transport measures and this is somewhat uncertain.

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

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

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Lower Horsebridge is classed as a sustainable settlement as it is considered to be a secondary village within the Council's settlement hierarchy, which has some access to services and facilities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the site's vehicular access capabilities and other infrastructure such as education, health services and

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

SHELAA Ref: 1159/3090

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

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

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission but does have an appeal for or the development of 3 or 4 house under the Permission in Principle (PIP) that has yet to be determined. It is however within an area where there is potential for large scale development (SHELAA Site 825/1310 and other land known as 'West of Hailsham') which it sits adjacent to, as well

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

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

Appendix A11p Parish: Herstmonceux

SHELAA Ref: 069/2090 **SITE:** Land at Chapel Row, Windmill Hill Road, Herstmonceux

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

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

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

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

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

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

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

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

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

	Furthermore, the site could result in a detrimental impact upon the Grade II Listed Buildings located along Gardner Street to the north and Chapel Row to the west.

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

SUMMARY OF RESULTS:	**Site No: 081/2090**				**Name: Land to north of James Avenue, Herstmonceux**															
SA EFFECTS	**SO1 Climate Change Mitigation**	**SO2 Climate Change Adaptation**	**SO3 Flood Risk**	**SO4 Water resources/Quality**	**SO5 Soil, Land & Minerals**	**SO6 Waste**	**SO7 Pollution**	**SO8 Green & Blue Infrastructure**	**SO9 Biodiversity**	**SO10 Landscape & Townscape**	**SO11 Historic & Cultural Heritage**	**SO12 Digital Infrastructure**	**SO13 Travel & Accessibility**	**SO14 Housing**	**SO15 Health & Wellbeing**	**SO16 Quality of Life & Place**	**SO17 Social Deprivation**	**SO18 Economy & Employment**	**SO19 Town & Village Centres**	**SO20 Education & Skills**
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

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

	The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Given the size of the site it is likely to result in a significant number of additional cars on the road despite the sites good public transport options and close proximity to Herstmonceux. Therefore, minor negative effects are expected on this SA objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant local plan policies. The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. However, in relation to medium- and long-term impacts, the development of the site for housing only would result in the loss of the employment provision within the southern part of the site. This would therefore result in a minor negative in the long term on this SA Objective. **No significant effect: SO7 Pollution; SO10 Landscape & Townscape; SO18 Economy & Employment and SO19 Town & Village Centres** The impacts on this SA Objective are likely to be minor negative in the short to medium term due to potential air pollution and construction work and traffic but no significant effect in the longer term and overall, as the site is within close proximity to public transport options and Herstmonceux, helping to reduce air pollution from travel. The southern part of the site has an extant planning permission and can be well integrated within the built-up settlement of Herstmonceux. Therefore, there is no significant on the SA Objective. However, should development be brought forward on the remaining part of the site without planning permission, the effect on the SA Objective would be major negative as development have a significant impact upon the High Weald National Landscape setting, which could not mitigate. The site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective Due to the scale of the proposed development, it is considered there would be no significant effect on this SA Objective. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO16 Quality of Life & Place; SO17 Social Deprivation and SO20 Education & Skills** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The southern part of this site has received planning permission for 4 (net) dwellings under planning reference WD/2019/0543/MRM, although this has not yet been implemented. The site has been rejected for allocation as development beyond the 4 (net) dwellings within this location is considered unsuitable. The far northern and northeastern portions of the site is located within the High Weald National Landscape and is more exposed within the landscape and therefore more sensitive. There are also long views from James Avenue across the site to the wooded hills of the wider High Weald National Landscape

	that increases sensitivity. It is considered that the further development of this site (beyond the existing planning permission) would have a detrimental impact upon the landscape that could not be mitigated.

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

SUMMARY OF RESULTS:	Site No: 392/3390 Name: Orchard View Park, Russett Way, Windmill Hill																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	It should be noted that the northern half of the site has already achieved planning permission for the conversion of 32 holiday caravans to permanent occupation under WD/2018/0701/F, which has now been completed. The site does not currently benefit from planning permission nor any application for development. Herstmonceux is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in Herstmonceux. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO3 Flood Risk.** Given the site is not at risk of flooding from any source, and that policies within the plan will provide for suitable management of surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes. **Minor Positive effects: SO13 Sustainable Travel & Accessibility** The impact on this SA Objective is considered to be minor positive given the proximity of the site to a sustainable settlement and bus stops that provide connectivity to the larger settlement of Hailsham. **Major negative effects: SO18 Economy & Employment** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO18 Economy & Employment** All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Given the size of the site it is likely to result in a significant number of additional cars on the road despite the sites good public transport options and close proximity to Herstmonceux. Therefore, minor negative effects are expected on this SA objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant local plan policies. The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. However, in relation to medium- and long-term impacts, the development of the site for housing

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

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

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

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

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

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

SHELAA Ref: 1086/2090

SITE: Land North of A271 at Coopers Croft and Sally Shaw Field, Herstmonceux

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

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

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

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

Appendix A11q Parish: Horam

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

SUMMARY OF RESULTS:	Site No: 123/3030 Name: Land Adjoining Coxlow House, A267, Horam																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No detailed mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies.
Cumulative Effects	Horam is classified as a sustainable settlement, being a primary village in the Settlement Hierarchy, that offers services and facilities including a primary school, medical facilities, employment floor space, small retail stores and recreation/community space. The village has some capacity for growth, but should this site come forward for development, together with other land

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

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

SHELAA Ref: 244/3150

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

SUMMARY OF RESULTS:	Site No:244/3150																			
	Name: Land adjacent to Funnell's Farm, Maynards Green Road, Maynards Green																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No detailed mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies.
Cumulative Effects	The nearby village of Horam, and town of Heathfield, are both classified as sustainable settlements with some capacity for growth. Whilst this site lies outside of either settlement, in a unstainable location, should wider development come forward in the area there may be a need to consider the impact of development on the transport network (through a county-wide transport model) and local highway network, specifically in terms of the A267 and local intersections/access points. Other infrastructure

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

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

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

SUMMARY OF RESULTS:	Site No: 614/3030 Name: Land at The Old Brickyard, Chiddingly Road, Horam																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No detailed mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies.
Cumulative Effects	Horam is classified as a sustainable settlement, being a primary village in the Settlement Hierarchy, that offers services and facilities including a primary school, medical facilities, employment floor space, small retail stores and recreation/community space. The village has some capacity for growth, but should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and local highway network, specifically in terms of the A267 and local intersections/access points. Other infrastructure such as education, health services and community facilities will need to be considered. However, it is

	acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site lies partially within the proposed development boundary for Horam and has good access to Horam Village via sustainable transport modes. Given that the majority of the site lies outside the development boundary, it fails to comply with the overall strategy for development within Wealden as it lies mostly outside a sustainable settlement. Major positive effects: SO3 Flood Risk and SO14 Housing The site is located within Flood Zone 1, and as such, is at the lowest risk of flooding. Whilst there will be an increase in impermeable surface as a result of development, it is considered that mitigation through sustainable drainage provision will ensure that flood risk is suitably controlled. Development of the site will make a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Minor positive effects: SO13 Travel & Accessibility, SO18 Economy & Employment and SO19 Town and Village Centres The site benefits from existing vehicular access and offers pedestrian connectivity into Horam Village. It is likely that through development of this scale, further public transport enhancements could be secured as part of the planning application process. The development proposes the intensification of existing employment uses on the site, offering potential for additional jobs and a positive effect on the local economy. From the residential portion of the site, future occupiers will be able to access and support local retail stores, services and meeting places, helping to sustain these key features of a primary village centre. Major negative effects: SO8 Green & Blue Infrastructure, SO9 Biodiversity and SO10 Landscape & Townscape Development of the western fields of the site would have a significant visual impact, given the lack of screening and panoramic views over the wider landscape to the north. The majority of the eastern portion of the site (behind the existing depot) is heavily covered by existing trees and vegetation, which is also designated Priority Habitat Woodland, and the removal of which would have an unjustified impact on the wider landscape, as well as causing significant harm to biodiversity and the green infrastructure network, and it is not considered that there is potential for this to be sufficiently mitigated.. Minor negative effects: SO1 Climate Change, SO6 Waste and SO7 Pollution

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

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

SUMMARY OF RESULTS:	Site No:661/3030 Name: Land at Linda House, Little London Road, Horam																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No detailed mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies.
Cumulative Effects	Horam is classified as a sustainable settlement, being a primary village in the Settlement Hierarchy, which offers services and facilities including a primary school, medical facilities, employment floor space, small retail stores and recreation/community space. The village has some capacity for growth, but should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and local highway network, specifically in terms of the A267 and local intersections/access points. Other infrastructure such as education, health services and community facilities will need to be considered. However, it is

	acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site lies outside of the proposed development boundary for Horam, although located in relatively close proximity to the village. Sustainable transport options are present to access services and facilities. Notwithstanding this, development of the site in fails to conform with the overall strategy for development within Wealden as it lies outside of the sustainable settlement. Major positive effects: SO14 Housing Development of the site will make a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Minor positive effects: SO13 Travel & Accessibility and SO19 Town & Village Centres The site benefits from an existing access off the A267, which is suitably sized and could easily be widened. Therefore, a suitable vehicular access can be provided for such scheme and there is a pedestrian route to Horam's Village Centre. A recent appeal decision confirmed that whilst being outside of the proposed settlement boundary, the site is in a relatively sustainable location with adequate access to services and public transport links. Whilst some improvements may be required in terms of access arrangements, development may also be able to secure improvements to public transport infrastructure. The development will support services in the centre, with future occupiers accessing and supporting local retail stores, services and meeting places, helping to sustain these key features of a primary village centre. Major negative effects: SO10 Landscape & Townscape The site lies in a rural location, is sensitive in landscape terms and is likely to comprise high ecological value. A recent dismissed appeal decision notice for residential development at the site stated that the development of the site would cause significant harm to the High Weald National Landscape. Consequently, residential development would in the main have a significant and unjustified harmful impact on the rural character and appearance of the locality and AONB. Minor negative effects: SO1 Climate Change Mitigation, SO6 Waste, SO7 Pollution and SO9 Biodiversity,

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

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

SUMMARY OF RESULTS:	Site No: 830/3030 Name: Land at Cauldavon, Horebeech Lane, Horam																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No detailed mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies.
Cumulative Effects	Horam is classified as a sustainable settlement, being a primary village in the Settlement Hierarchy, that offers services and facilities including a primary school, medical facilities, employment floor space, small retail stores and recreation/community space. The village has some capacity for growth, but should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and local highway network, specifically in terms of the A267 and local intersections/access points. Other infrastructure such as education, health services and community facilities will need to be considered. However, it is

	acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site lies within the proposed development boundary for Horam, and whilst detached from the Village itself, it is in relatively close proximity and accessible by sustainable transport modes. Development of the site therefore, conforms with the overall strategy for development within Wealden as it within a sustainable settlement. Major positive effects: None Minor positive effects: SO3 Flood Risk, SO8 Green & Blue Infrastructure, SO9 Biodiversity and SO14 Housing The site is located within Flood Zone 1, and as such, is at the lowest risk of flooding. Whilst there will be an increase in impermeable surface as a result of development, it is considered that mitigation through sustainable drainage provision will ensure that flood risk is suitably controlled. Subject to the retention of boundary vegetation, the enhancement of landscape on the northern boundary, together with the achievement of Biodiversity Net Gain is likely to provide a betterment in terms of biodiversity and green infrastructure. The provision of additional dwellings on this site would make a much need contribution towards Wealden's housing needs. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Major negative effects: None Minor negative effects: SO1 Climate Change, SO6 Waste and SO7 Pollution All development will result in an increase in greenhouse gas emissions, waste production and light pollution, particularly with an increase of private motor vehicles inevitably arising from the development. However, the application of Local Plan policies should mitigate any negative impacts. No significant effect: SO4 Water Resources/Quality, SO10 Landscape & Townscape, SO11 Culture & Heritage, SO18 Economy & Employment and SO19 Town & Village Centres Whilst all development will result in additional pressure on water resources, the application of policies in the Plan will provide sufficient mitigation through good design, noting that all development will need to comply with the most up to date Building Regulations, as well as the requirements of The Environment Act 2021.

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

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

SUMMARY OF RESULTS:	Site No: 875/3030 Name: Coxlow Farm, Horam Road, Horam																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No detailed mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies.
Cumulative Effects	Horam is classified as a sustainable settlement, being a primary village in the Settlement Hierarchy, that offers services and facilities including a primary school, medical facilities, employment floor space, small retail stores and recreation/community space. The village has some capacity for growth, but should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and local highway network, specifically in terms of the A267 and local intersections/access points. Other infrastructure such as education, health services and community facilities will need to be considered. However, it is

	acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural. The scale of development on this site does have capacity to address infrastructure needs through on site provision, such as in provision of a primary school, thus mechanisms to secure and phase necessary infrastructure should be considered.
Summary	The site lies within the proposed development boundary for Horam, being located in close proximity to the village with sustainable transport options to access services and facilities. Development of the site in some manner therefore conforms with the overall strategy for development within Wealden as it within a sustainable settlement. **Major positive effects: SO14 Housing and SO20 Education & Skills** The applicant has proposed 850-1000 dwellings on this site which would make a substantial contribution towards Wealden's housing needs, and include an element of affordable housing and self build units, as required by Policies within the Plan, also helping to address specific needs within the District. The scale of development brings pressure on infrastructure such as education, but development proposes provision of a two form entry primary school, in the northern part of the site. This addresses existing inadequacies in local provision, and increases capacity as a result of local growth. Both are significant benefits of development. **Minor positive effects: SO8 Green & Blue Infrastructure, SO13 Travel & Accessibility, SO15 Health & Wellbeing, SO18 Economy & Employment, and SO19 Town & Village Centres** The development of the site includes the provision of a Country Park and Open Space, which would contribute to green infrastructure, as well as increased connectivity between the site and Cuckoo Trail enhancing accessibility to this space and increasing opportunities for sustainable travel options. Associated development on site such as the community space and recreation areas bring benefits to health and wellbeing, with the scale of development also enhancing local employment provision and supporting village services. However, further detail is required on provision of some of these facilities (uses, scale and transport improvements) to allow full assessment of impact. **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution and SO9 Biodiversity** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impacts. Due to the scale of development and location of the site, there is a likely impact from light, noise and air pollution, with some site specific constraints (air quality and traffic noise) requiring further assessment. The site also contains some notable areas of Ancient Woodland, and priority habitat, which may have some negative effect due to the very nature and scale of development, unless development is appropriately sited and reduced in extent to enable satisfactory mitigation. **No significant effect: SO11 Culture & Heritage**

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

SHELAA Ref: 889/3030

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

SUMMARY OF RESULTS:	Site No: 889/3030 Name: Land Adjacent to Laundry Lane and Cauldavon, Horebeech Lane TN21 9EA																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No detailed mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies.
Cumulative Effects	Horam is classified as a sustainable settlement, being a primary village in the Settlement Hierarchy, that offers services and facilities including a primary school, medical facilities, employment floor space, small retail stores and recreation/community space. The village has some capacity for growth, but should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-

	wide transport model) and local highway network, specifically in terms of the A267 and local intersections/access points. Other infrastructure such as education, health services and community facilities will need to be considered. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site lies within the proposed development boundary for Horam, and whilst detached from the Village itself, it is in relatively close proximity and accessible by sustainable transport modes. Development of the site therefore, conforms with the overall strategy for development within Wealden as it within a sustainable settlement. Major positive effects: None Minor positive effects: SO3 Flood Risk, SO8 Green & Blue Infrastructure, SO9 Biodiversity and SO14 Housing The site is located within Flood Zone 1, and as such, is at the lowest risk of flooding. Whilst there will be an increase in impermeable surface as a result of development, it is considered that mitigation through sustainable drainage provision will ensure that flood risk is suitably controlled. Subject to the retention of boundary vegetation, the enhancement of landscape features, together with the achievement of Biodiversity Net Gain is likely to provide a betterment in terms of biodiversity and green infrastructure. The provision of additional dwellings on this site would make a much need contribution towards Wealden's housing needs. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Major negative effects: None Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution, SO10 Landscape & Townscape and SO13 Travel & Accessibility All development will result in an increase in greenhouse gas emissions, waste production and light pollution, particularly with an increase of private motor vehicles inevitably arising from the development. However, the application of Local Plan policies should mitigate any negative impacts. Despite the site being relatively well screened in the landscape, its development in isolation will result in development isolated and severed from the existing settlement, causing harm to the townscape. However, should it be brought forward as part of a more comprehensive development with the land to the west, the isolation of the site would not be so significant.

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

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

SUMMARY OF RESULTS:	Site No: 920/3030 Name: Land at Great Easterfield, Chiddingly Road, Horam, TN21 0JJ																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No detailed mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies.
Cumulative Effects	Horam is classified as a sustainable settlement, being a primary village in the Settlement Hierarchy, that offers services and facilities including a primary school, medical facilities, employment floor space, small retail stores and recreation/community space. The village has some capacity for growth, but should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and local highway network, specifically in terms of the A267 and local intersections/access points. Other infrastructure such as education, health services and community facilities will need to be considered. However, it is

	acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site lies within the proposed development boundary for Horam, and whilst detached from the Village itself, it is in relatively close proximity and accessible by sustainable transport modes. Development of the site therefore, conforms with the overall strategy for development within Wealden as it within a sustainable settlement. Major positive effects: None Minor positive effects: SO3 Flood Risk, SO8 Green & Blue Infrastructure, SO9 Biodiversity SO13 Travel & Accessibility and SO14 Housing The site is located within Flood Zone 1, and as such, is at the lowest risk of flooding. Whilst there will be an increase in impermeable surface as a result of development, it is considered that mitigation through sustainable drainage provision will ensure that flood risk is suitably controlled. Subject to the retention of boundary vegetation, the enhancement of landscape features, together with the achievement of Biodiversity Net Gain, development of the site is likely to provide a betterment in terms of biodiversity and green infrastructure. The site is located in a relatively sustainable location with good access to public transport facilities, reducing reliance on the private car. A new vehicular access is realistically achievable on site. The provision of additional dwellings on this site would make a much need contribution towards Wealden's housing needs. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Major negative effects: None Minor negative effects: SO1 Climate Change, SO6 Waste and SO7 Pollution All development will result in an increase in greenhouse gas emissions, waste production and light pollution, particularly with an increase of private motor vehicles inevitably arising from the development. However, the application of Local Plan policies should mitigate any negative impacts. No significant effect: SO4 Water Resources/Quality, SO10 Landscape & Townscape, SO11 Culture & Heritage, SO18 Economy & Employment and SO19 Town & Village Centres

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

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

SUMMARY OF RESULTS:	Site No:960/3030 Name: Clearview Farm, Chiddingly Road, Horam, TN21 0JJ																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No detailed mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies.
Cumulative Effects	Horam is classified as a sustainable settlement, being a primary village in the Settlement Hierarchy, that offers services and facilities including a primary school, medical facilities, employment floor space, small retail stores and recreation/community space. The village has some capacity for growth, but should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and local highway network, specifically in terms of the A267 and local intersections/access points. Other infrastructure such as education, health services and community facilities will need to be considered. However, it is

	acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site lies within the proposed development boundary for Horam, and whilst detached from the village itself, it is in relatively close proximity and accessible by sustainable transport modes. Development of the site therefore conforms with the overall strategy for development within Wealden as it within a sustainable settlement. Major positive effects: None Minor positive effects: SO3 Flood Risk, SO8 Green & Blue Infrastructure, SO9 Biodiversity SO13 Travel & Accessibility and SO14 Housing The site is located within Flood Zone 1, and as such, is at the lowest risk of flooding. Whilst there will be an increase in impermeable surface as a result of development, it is considered that mitigation through sustainable drainage provision will ensure that flood risk is suitably controlled. Subject to the retention of boundary vegetation, the enhancement of landscape features, together with the achievement of Biodiversity Net Gain, development of the site is likely to provide a betterment in terms of biodiversity and green infrastructure. The site is located in a relatively sustainable location with good access to public transport facilities, reducing reliance on the private car. A new vehicular access is realistically achievable on site. The provision of additional dwellings on this site would make a much need contribution towards Wealden's housing needs. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Major negative effects: None Minor negative effects: SO1 Climate Change, SO6 Waste and SO7 Pollution All development will result in an increase in greenhouse gas emissions, waste production and light pollution, particularly with an increase of private motor vehicles inevitably arising from the development. However, the application of Local Plan policies should mitigate any negative impacts. No significant effect: SO4 Water Resources/Quality, SO10 Landscape & Townscape, SO11 Culture & Heritage, SO18 Economy & Employment and SO19 Town & Village Centres

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

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

SUMMARY OF RESULTS:	Site No:1054/3030 Name: Oakhurst House/Studio, A267, TN21 0LJ																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No detailed mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies.
Cumulative Effects	Horam is classified as a sustainable settlement, being a primary village in the Settlement Hierarchy, that offers services and facilities including a primary school, medical facilities, employment floor space, small retail stores and recreation/community space. The village has some capacity for growth, but should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and local highway network, specifically in terms of the A267 and local intersections/access points. Other infrastructure such as education, health services and community facilities will need to be considered. However, it is

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

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

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

SUMMARY OF RESULTS:	Site No: 1057/3030 Name: Phase 2 Horeham Flat Farm, Chiddingly Road, Horam, TN21 0LJ																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No detailed mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies.
Cumulative Effects	Horam is classified as a sustainable settlement, being a primary village in the Settlement Hierarchy, that offers services and facilities including a primary school, medical facilities, employment floor space, small retail stores and recreation/community space. The village has some capacity for growth, but should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and local highway network, specifically in terms of the A267 and local intersections/access points. Other infrastructure such as education, health services and community facilities will need to be considered. However, it is

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

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

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

SUMMARY OF RESULTS:	Site No:1059/3030 Name: Land adjacent Burlow Cottage, A267, TN21 0LG																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No detailed mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies.
Cumulative Effects	Horam is classified as a sustainable settlement, being a primary village in the Settlement Hierarchy, that offers services and facilities including a primary school, medical facilities, employment floor space, small retail stores and recreation/community space. The village has some capacity for growth, but should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and local highway network, specifically in terms of the A267 and local intersections/access points. Other infrastructure such as education, health services and community facilities will need to be considered. However, it is

	acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site lies within the proposed development boundary for Horam, although is detached from the Village to access services and facilities, with poor public transport links. Development of the site in some manner does however conform with the overall strategy for development within Wealden as it within a sustainable settlement. **Major positive effects: SO3 Flood Risk and SO14 Housing** The site is located within Flood Zone 1, and as such, is at the lowest risk of flooding. Whilst there will be an increase in impermeable surface as a result of development, it is considered that mitigation through sustainable drainage provision will ensure that flood risk is suitably controlled. Development of the site will make a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. **Minor positive effects: SO19 Town and Village Centres** The development will support services in the centre, with future occupiers accessing and supporting local retail stores, services and meeting places, helping to sustain these key features of a primary village centre **Major negative effects: SO10 Landscape & Townscape and SO13 Travel & Accessibility** Developing this site in isolation would introduce built form into a largely rural area, resulting an isolated site, visually separated from Horam Village and its services. It would also contribute to increasing the settlement pattern and changing the character of the village by extending into the landscape that abuts it. The existing vehicular access for the site is not suitable for intensification and a new access would need to be provided. However, this may prove difficult at this point on the road as achieving the necessary visibility splays in both directions may not be possible. Furthermore, there is no public footpath along the A267 at the point of the site and given the nature of the road, which has a high volume of fast-moving traffic, it would represent an unappealing and potentially hazardous environment for pedestrians and cyclists. As such, the site has poor pedestrian connectivity and accessibility to public transport links and services and facilities by means other than a private motor vehicle. **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution and SO9 Biodiversity**

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

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

SUMMARY OF RESULTS:	Site No: 1062/3030 Name: Land Adjoining Discovery Way and Village Hall, Horam, TN21 0JF																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No detailed mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies.
Cumulative Effects	Horam is classified as a sustainable settlement, being a primary village in the Settlement Hierarchy, that offers services and facilities including a primary school, medical facilities, employment floor space, small retail stores and recreation/community space. The village has some capacity for growth, but should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and local highway network, specifically in terms of the A267 and local intersections/access points. Other infrastructure such as education, health services and community facilities will need to be considered. However, it is

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

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

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

SUMMARY OF RESULTS:	Site No: 1171/3030 Name: Land East of Horam Road, Horam, TN21 0LH																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No detailed mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies.
Cumulative Effects	Horam is classified as a sustainable settlement, being a primary village in the Settlement Hierarchy, that offers services and facilities including a primary school, medical facilities, employment floor space, small retail stores and recreation/community space. The village has some capacity for growth, but should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and local highway network, specifically in terms of the A267 and local intersections/access points. Other infrastructure such as education, health services and community facilities will need to be considered. However, it is

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

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

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

SUMMARY OF RESULTS:	Site No: 1172/3030 Name: Land at Chestnuts Farm, Horebeech Lane, Horam, TN21 0HN																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No detailed mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies.
Cumulative Effects	Horam is classified as a sustainable settlement, being a primary village in the Settlement Hierarchy, that offers services and facilities including a primary school, medical facilities, employment floor space, small retail stores and recreation/community space. The village has some capacity for growth, but should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and local highway network, specifically in terms of the A267 and local intersections/access points. Other infrastructure such as education, health services and community facilities will need to be considered. However, it is

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

	Uncertain: for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal is for a mixed-use development of 250-350 dwellings, plus older persons housing, a community shop, offices and light industrial use and green infrastructure. Given the findings of the evidence base and SA, the site in isolation is not considered appropriate for allocation. The site benefits from close proximity to the centre of Horam and its associated services, facilities and public transport. However, the development of this site as a single entity would not be suitable, given that any opportunities for a vehicular/pedestrian access to the site would be onto Horebeech Lane and would require the removal/damage of ancient woodland contrary to the NPPF. The site forms part of Site 875/3030.

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

SUMMARY OF RESULTS:	Site No: 1173/3030 Name: Land at Burlow Cottage, A267, TN21 0LF																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No detailed mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies.
Cumulative Effects	Horam is classified as a sustainable settlement, being a primary village in the Settlement Hierarchy, that offers services and facilities including a primary school, medical facilities, employment floor space, small retail stores and recreation/community space. The village has some capacity for growth, but should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and local highway network, specifically in terms of the A267 and local intersections/access points. Other infrastructure such as education, health services and community facilities will need to be considered. However, it is

	acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site lies within the proposed development boundary for Horam, being located in close proximity to the village with sustainable transport options to access services and facilities. Development of the site in some manner therefore conforms with the overall strategy for development within Wealden as it within a sustainable settlement. Major positive effects: SO14 Housing Development of the site will make a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Minor positive effects: SO18 Economy & Employment and SO19 Town and Village Centres It is intended to accommodate approximately 200sqm of light industrial floorspace within the development, which will contribute positively to the district's employment needs. The effect of this will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices, particularly in terms of the types of uses proposed and their impact on surrounding land uses and any residential occupiers. The development will support services in the centre, with future occupiers accessing and supporting local retail stores, services and meeting places, helping to sustain these key features of a primary village centre Major negative effects: SO10 Landscape & Townscape and SO13 Travel & Accessibility Developing this site in isolation would introduce built form into a largely rural area, resulting an isolated site, visually separated from Horam Village and its services. It would also contribute to increasing the settlement pattern and changing the character of the village by extending into the landscape that abuts it. The existing vehicular access for the site is not suitable for intensification and a new access would need to be provided. Furthermore, there is no public footpath along the A267 at the point of the site and given the nature of the road, which has a high volume of fast-moving traffic, it would represent an unappealing and potentially hazardous environment for pedestrians and cyclists. As such, the site has poor pedestrian connectivity and accessibility to public transport links and services and facilities by means other than a private motor vehicle. Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution and SO9 Biodiversity

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

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

SUMMARY OF RESULTS:	Site No: 1203/3030 Name: Land South of Horam, A267, TN21 0LG																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No detailed mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies.
Cumulative Effects	Horam is classified as a sustainable settlement, being a primary village in the Settlement Hierarchy, which offers services and facilities including a primary school, medical facilities, employment floor space, small retail stores and recreation/community space. The village has some capacity for growth, but should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and local highway network, specifically in terms of the A267 and local intersections/access points. Other infrastructure such as education, health services and community facilities will need to be considered. However, it is

	acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site lies within the proposed development boundary for Horam, being located in relatively close proximity to the village, although sustainable transport options to access services and facilities are lacking in places. Notwithstanding this, development of the site in some manner therefore conforms with the overall strategy for development within Wealden as it within a sustainable settlement. Major positive effects: SO14 Housing Development of the site will make a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Minor positive effects: SO19Town & Village Centres The development will support services in the centre, with future occupiers accessing and supporting local retail stores, services and meeting places, helping to sustain these key features of a primary village centre. Major negative effects: SO10 Landscape & Townscape and SO13 Travel & Accessibility Developing this site in isolation would introduce built form into a rural area, resulting an isolated site, visually and physically separated from Horam Village and its services. It would also contribute to increasing the settlement pattern and changing the character of the village by extending into the landscape that abuts it. Furthermore, the site is effectively landlocked with no opportunity to gain access without relying on other land. There is no public footpath along the A267 and given the nature of the road, which has a high volume of fast-moving traffic, it would represent an unappealing and potentially hazardous environment for pedestrians and cyclists. As such, the site has poor pedestrian connectivity and accessibility to public transport links and services and facilities by means other than a private motor vehicle. Minor negative effects: SO1 Climate Change Mitigation, SO6 Waste, SO7 Pollution and SO9 Biodiversity, All development will result in an increase in greenhouse gas emissions, waste production and light pollution, particularly with an increase of private motor vehicles inevitably arising from the development. However, the application of Local Plan policies should mitigate any negative impacts.

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

Appendix A11r Parish: Isfield

SHELAA Ref: 057/3040 **SITE:** Land at Horsted Lane, Isfield

SUMMARY OF RESULTS:	Site No: 057/3040 Name: Name: Land at Horsted Lane, Isfield																		
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	Isfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the village. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**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. Given the proposed quantum of housing, development here would make a contribution to the districts housing need in a sustainable location and therefore a minor positive effect is expected. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; Landscape & Townscape; 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. Additionally, the site has no sustainable access either for pedestrians or by public transport. The impacts on this SA Objective are likely to be minor negative, as a result of increases in air pollution from construction and the lack of access to sustainable transport. This is also increased due to the light pollution that may be created from development.

	Due to the lack of a detailed scheme but taking into consideration the scale of development proposed and its visual and functional separation from Isfield, the effect on this SA Objective is considered to be minor negative. Whilst the site is located adjacent a sustainable settlement, there are no pedestrian footpaths that connect to Isfield from the site and it is unlikely these can be provided due to the railway crossing to the south west. Therefore, the effect on this SA Objective is be minor negative. **No significant effect: SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO18 Economy & Employment and SO20 Education & Skills** The scale of proposed development and the site's location means no significant effects on these SA Objectives. The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective given the proposed quantum of development and the current adequate provision of adequate education capacity within the Parish. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has been rejected for allocation due to the lack of pedestrian connectivity between the site the main built form of Isfield. Furthermore, the development of this site would significantly detract from the rural character of the entrance to the village and would not be a logical extension to Isfield as it is severed from the main built form of the village by the railway line to the west. The boundary of the village is marked by the strong linear feature of the existing railway and associated buildings, and housing here would be out of keeping with the general rural character of the countryside.

SHELAA Ref: 413/3040 **SITE:** Holly Gap Farm, Station Road, Isfield

SUMMARY OF RESULTS:	Site No: 413/3040 Name: Name: Holly Gap, Station Road, Isfield																		
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	Isfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the village. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located to the north of Isfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site falls partly within that boundary, with the site frontage along Station Road inside the boundary, but the large majority of the site outside. Development on only part of the site would therefore conform with the overall spatial strategy for development within Wealden as a whole. **Major positive effects: SO3 Flood Risk** The site is not at risk from any source of flooding and will address issues of surface water drainage through compliance with other policies. Development is therefore appropriate on site. **Minor positive effects: SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO14 Housing; and SO15 Health & Wellbeing** The development of the site for housing will contribute to the district's housing need, and development may contribute to green infrastructure, with associated health and wellbeing benefits, dependant on the scale of development. Part of the site is fronted by an existing footpath to enable connectivity and the site is in close proximity to facilities in the village, which will help support the vitality and viability of the services within Isfield. **Major negative effects: SO10 Landscape and Townscape** The site is rural in nature, with increased sensitivity on some parts of the site and elevated topography leading to long distance views to protected areas. Development of the quantum proposed, across the full extent of the site area, would lead to adverse effects on the landscape and character of the village. This could be mitigated by significant reduction in scale and extent of the site, to better relate to the linear settlement pattern and omit sensitive parts of the site from development. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; 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 lies in close proximity of village services, but only the southern section of the site has footway connections to enable access to services and public transport. Some effects will therefore be experienced through this lack of full connectivity, and pollution and accessibility issues arising. The rural nature of the site also leads to light pollution, which may not be mitigated with the full extent of development as proposed. **No significant effect: SO18 Economy & Employment and SO20 Education & Skills** The scale of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal 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 10 (net) dwellings within the south western part of the site and has been proposed for allocation on this basis. The site is located at the eastern edge of Isfield, which is considered a 'sustainable settlement' for development, containing the services, amenities and public transport options required to support development. The development of this site for housing would be required to consider provision of an upgraded vehicular access from Station Road to west and improvements to pedestrian footpaths along Station Road. The eastern part of the site is elevated and provides far reaching views towards the High Weald National Landscape and South Downs National Park and development would have a detrimental impact upon the wider landscape here. The northern part of the site also fails to be connected to the village and public transport options, due to lack of a footway in this location. Development in the south western part of the site would have a lesser impact, as it is well enclosed, and be better related to the existing built form of the settlement.

SHELAA Ref: 648/3040 **SITE:** Land at Oaks Farm, Horsted Lane, Isfield

SUMMARY OF RESULTS:	Site No: 648/3040 Name: Name: Land at Oaks Farm, Horsted Lane, Isfield																		
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	Isfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the village. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**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: SO14 Housing** Given the proposed quantum of housing, development here would make a contribution to the districts housing need in a sustainable location and therefore a minor positive effect is expected. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; Landscape & Townscape; 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. Additionally, the site has no sustainable access either for pedestrians or by public transport. The impacts on this SA Objective are likely to be minor negative, as a result of increases in air pollution from construction and the lack of access to sustainable transport. This is also increased due to the light pollution that may be created from development. Due to the lack of a detailed scheme but taking into consideration the scale of development proposed and its visual and functional separation from Isfield, the effect on this SA Objective is considered to be minor negative.

	Whilst the site is located adjacent a sustainable settlement, there are no pedestrian footpaths that connect to Isfield from the site and it is unlikely these can be provided due to the railway crossing to the south west. Therefore, the effect on this SA Objective is be minor negative. **No significant effect: SO11 Historic & Cultural Heritage; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO18 Economy & Employment and SO20 Education & Skills** It is considered that development will not have an impact on heritage assets, therefore there is no significant effect on this SA Objective The scale of proposed development and the site's location means no significant effects on these SA Objectives. The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective given the proposed quantum of development and the current adequate provision of adequate education capacity within the Parish. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has been rejected for allocation due to the lack of pedestrian connectivity between the site the main built form of Isfield. Furthermore, the development of this site would significantly detract from the rural character of the entrance to the village and would not be a logical extension to Isfield as it is severed from the main built form of the village by the railway line to the west. The boundary of the village is marked by the strong linear feature of the existing railway and associated buildings, and an intensification of this quantum of development within this site would be out of keeping with the general rural character of the countryside.

SHELAA Ref: 420/3040 **SITE:** Elms Farm, Station Road, Isfield

SUMMARY OF RESULTS:	Site No: 420/3040 Name: Elms Farm, Station Road, Isfield																		
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	Isfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the village. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor positive effects: SO9 Biodiversity; SO14 Housing** The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is modest and there are no details as to any affordable housing provision etc. As Local Plan policies are implemented for biodiversity mitigation methods there is potential for biodiversity net gain to be achieved on site. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO10 Landscape and Townscape; SO11 Historic and 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. Due to the lack of a detailed scheme for the site and the likelihood that landscape could be harmed through the implementation of development on site, the effect on this SA Objective is considered to be minor negative. The site also sits adjacent to several listed buildings to the east and west of the site and development is likely to have a negative impact on the setting of these heritage assets. Additionally, the site has no sustainable access either for pedestrians or through public transport. The creation of a new vehicular access to the site along Station Road is likely to be difficult given visibility in this location and would also detract from the rural setting of the road with the necessary removal of mature hedgerow. **Major negative effects: None**

	No significant effect: SO8 Green & Blue Infrastructure; SO15 Health & Wellbeing; SO18 Economy & Employment and SO20 Education & Skills The scale of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has not been taken forward to allocation. In part, this is due to the lack of pedestrian connectivity between the site and services, facilities and public transport, which potential future residents would need access to. Additionally, the provision of a new vehicular access that would accommodate residential development of the site would be difficult give the poor visibility along Station Road and would also detract from the rural setting of the road with the necessary removal of mature hedgerow.

SHELAA Ref: 426/3040 **SITE:** Rocks Cottages, Station Road, Isfield

SUMMARY OF RESULTS:	Site No: 426/3040 Name: Rocks Cottages, Station Road, Isfield																		
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	Isfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the village. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor positive effects: SO9 Biodiversity** As Local Plan policies are implemented for biodiversity mitigation methods there is potential for biodiversity net gain to be achieved on site. **Minor negative effects: SO1 Climate Change Mitigation; SO3 Flood Risk; Water Resources/Quality; SO6 Waste; SO7 Pollution; SO10 Landscape and Townscape; SO11 Historic and 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 northern boundary of the site is within Flood Zones 2 and 3 and new development may cause detrimental impact on flood risk in the local area, dependant on its layout and mitigation measure employed. The River Uck forms the northern boundary of the site and is classified by the Environment Agency as being in a poor ecological status. Development of the site could exacerbate the rivers poor ecological status through potential pollution, directly and indirectly through surface runoff and discharge. Due to the lack of a detailed scheme for the site and the likelihood that landscape could be harmed through the implementation of development on site, the effect on this SA Objective is considered to be minor negative. The site also sits adjacent to several listed buildings to the east and west of the site and development is likely to have a negative impact on the setting of these heritage assets.

	Additionally, the site has no sustainable access either for pedestrians or through public transport. The creation of a new vehicular access to the site along Station Road is likely to be difficult given visibility in this location and may also detract from the rural setting of the road. **Major negative effects: None** **No significant effect: SO8 Green & Blue Infrastructure; SO14 Housing; SO15 Health & Wellbeing; SO18 Economy & Employment and SO20 Education & Skills** The scale of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain Effects:** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has not been taken forward to allocation. In part, this is due to the lack of pedestrian connectivity between the site and services, facilities and public transport, which potential future residents would need access to. Additionally, the provision of a new vehicular access that would accommodate residential development of the site would be difficult give the poor visibility along Station Road. The site is also partly located within Flood Risk Zones 2 and 3 and development of the site could exacerbate the River Ucks poor ecological status through potential pollution, directly and indirectly through surface runoff and discharge. Lastly, the development of the site could lead to harm to the landscape and heritage within the local area.

SHELAA Ref: 777/3040 **SITE:** Land Adjacent to The Faulkners, Station Road, Isfield

SUMMARY OF RESULTS:	Site No: 777/3040	Name: Name: Land adjacent to The Faulkners, Station Road, Isfield, TN22 5XG																	
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	Isfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the village. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located to the north of Isfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies outside the proposed development boundary for Isfield. The site does not, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is outside 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 small and details are lacking as to any affordable housing provision etc. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO3 Flood Risk; SO6 Waste; SO7 Pollution 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. Additionally, the site has no sustainable access either for pedestrians or by public transport. The majority of the site is within Flood Zone 2 and at risk of surface and groundwater flooding, although policies within the plan will provide for suitable mitigation for surface water flood risk, and therefore development would be dependent on the implementation of suitable mitigation.

	The creation of a new vehicular access to the site along Station Road is likely to be difficult given visibility in this location and would also detract from the rural setting of the road with the necessary removal of hedgerow. **No significant effect: SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO18 Economy & Employment and SO20 Education & Skills** The scale of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has been rejected for allocation due to the lack of pedestrian connectivity between the site and services, facilities and public transport, which potential future residents would need access to. Additionally, the provision of a new vehicle access that would accommodate residential development of the site would be difficult give the poor visibility in this location and would also detract from the rural setting of the road with the necessary removal of hedgerow.

SHELAA Ref: 1140/3040 **SITE:** Land at Boathouse Farm, Station Road, Isfield

SUMMARY OF RESULTS:	Site No: 1140/3040 Name: Land at Boathouse Farm, Station Road, Isfield, TN22 5XA																		
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	Isfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the village. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located to the north of Isfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies outside the proposed development boundary for Isfield. The site does not, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is outside of a sustainable settlement. **Major positive effects: None** **Minor positive effects: SO14 Housing and SO19 Town & Village Centres** The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. Given that future residents of the site would be in close proximity and with sustainable access to the Station Road in Isfield, this will help support the vitality and viability of the services within Isfield. **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. Additionally, the site has no sustainable access either for pedestrians or by public transport. The rear of the site is open to views from the southwest and it is considered that the impact of development could be too detrimental to the existing rural landscape, for landscaping and careful design to mitigate the impact of developing the site.

	No significant effect: SO7 Pollution; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO18 Economy & Employment and SO20 Education & Skills The scale of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has been rejected for allocation due to the potential detrimental impacts on the rural landscape, particularly as the site is open to long distance views from the south and it is unlikely that these impacts could be sufficiently mitigated through landscaping and careful design. The site would be contrary to the existing linear residential built form. Additionally, the difficult visibility at the junction between Culpeper Close and station road, is likely unsuitable to accommodate further intensification caused by the developing this site, given the junction's proximity to the bend in the Station Road to the north.

SHELAA Ref: 1143/3040 **SITE:** Land to Rear of Sandpit Cottage, Station Road, Isfield

SUMMARY OF RESULTS:	Site No: 1143/3040 Name: Land to rear of Sandpit Cottage, Station Road, Isfield, TN22 5JH																		
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	Isfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the village. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located to the north of Isfield, 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 Isfield. 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: None** **Minor positive effects: SO3 Flood Risk; SO10 Landscape & Townscape and SO14 Housing** The site is in Flood Zone 1, although there is risk of s groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified, given that the site is previously developed land. The scale of the existing buildings on site are significant and their replacement with residential dwellings could actually provide a benefit in terms of visual impact and would make the best use of brownfield land. 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; SO7 Pollution and SO18 Economy & 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. Additionally, the site has no sustainable access either for pedestrians or by public transport. Furthermore, the site does propose to loss of existing employment floorspace provision, of 1,808m^2.

	No significant effect: SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO20 Education & Skills The scale of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 15 – 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 10 (net) dwellings and has been proposed for allocation on this basis. The site is on brownfield land and the scale of the existing buildings on site are significant. Their replacement with residential dwellings could provide a benefit in terms of visual impact and would make the best use of the previously developed site. The provision of suitable access to the site would be supported by the provision of a transport assessment to demonstrate that an upgraded vehicular access could be provided to the site from Station Road. The Local Highway Authority noted that the access can support the two-way flow of traffic. However, it would be beneficial if the footway to the south continued into the site for a short distance, if development was to proceed. Furthermore, the site's location within the proposed development boundary for Isfield would mean that delivering residential development on this site would conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement.

Appendix A11s Parish: Little Horsted

SHELAA Ref: 1061/1410 **SITE:** Land at Owlsbury Farm, Lewes Road, Uckfield

SUMMARY OF RESULTS:	Site No: 1061/1410 Name: Land at Owlsbury Farm, Lewes 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. 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. 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 & Blue Infrastructure; SO9 Biodiversity and SO14 Housing** It is likely that some degree of negative effect will be likely on green infrastructure and biodiversity during 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 significant opportunities for BNG as well as the protection, retention and enhancement of existing assets. The proposed scheme seeks to achieve this. Given the size of the site and its potential to provide specialist forms of the housing alongside market housing, the impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. **Minor positive effects**: **SO3 Flood Risk; SO4 Water Resources and Quality; SO15 Health and Wellbeing Quality of Life & Place; SO16 Quality of Life and Place; SO17 Social Deprivation; SO18 Economy and Employment; SO19 Town and Village Centre and SO20 Education & Skills** 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 and habitat

	creation to improve water quality. Discussions would still need to be had with the water companies however to ensure supplies and infrastructure 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 Bellbrook Industrial Estate and new Ridgewood Employment site, 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. Uckfield. The scheme proposes new community infrastructure and education infrastructure (including a new two form entry primary school and pre-school nursery) that will serve the new residents of the proposed scheme and will ensure trips outside the new neighbourhood for schooling are limited. This will be a positive impact on this SA Objective. **Minor Negative Impacts: SO1 Climate Change; SO5 Soil, Land & Minerals; SO6 Waste; S10 Landscape & Townscape, SO13 Travel and Accessibility** 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. 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 impacts are also expected on SO5 as the development would result in the loss of BMV land totalling 16.34ha, which could not be mitigated. Minor negative effects are likely on SO10 as the scale of the development is still likely to be visible in views to / from the wider landscape (including the National Park) despite landscape mitigation measures being put in place. The scale of the proposed development would also introduce significant built form into a largely rural area. A minor negative impact is also expected on SO13, as although significant improvements measures are being put forward, the there is uncertainty as to whether suitable and desirable crossing points over the A22 for pedestrian and cyclists would be possible, particularly without third party land. **Major Negative Impacts: SO7 Pollution**

	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. **Uncertain: SO2 Climate Change Adaption; SO11 Historic and Cultural Heritage; SO12 Digital Infrastructure** 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 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 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 Uckfield 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 Uck are respected; retain landscape features and providing necessary mitigation measures to the South Downs National Park and listed buildings at Little Horsted. 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 such as connectivity over the A22 to Uckfield Town Centre. 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, although if it demonstrated highways connectivity particularly it may be able to come forward.

Appendix A11t Parish: Long Man

SHELAA Ref: 1029/1310 **SITE:** Natewood Farm, Polegate Road, Hailsham

SUMMARY OF RESULTS:	Site No: 1029/1310 SITE: Natewood Farm, 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. 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 detached from any settlement and therefore has limited access to services and facilities, as well as a poor public transport service due there being no footpath between the site and the bus stop. Therefore, requiring travel by private motor vehicle for services and facilities. 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 west side of the A22 between the Hailsham and Polegate, both of which are sustainable settlement according to the settlement hierarchy. However, the site is isolated and detached from both settlements by the A22. The site has no access to public transport as there is no pedestrian connectivity to the nearby bus stop and require the use of a private motor vehicle to access services and facilities in Hailsham or Polegate. **Major positive: SO18 Economy & Employment** The site promotor has proposed a development of 9,100m^2 (net) employment floorspace development in this rural location, which would make a positive contribution to the district's employment floorspace needs. **Minor positive: None** **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO5 Soil, Land & Minerals; SO6 Waste; SO7 Pollution 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 disturbance of soil from development can lead to increased compaction and / or erosion. The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. There is a lack of pedestrian connectivity and sustainable public transport access to the site. The existing vehicle access would need to be improved to be suitable for HGVs merging with the dual carriageway and better visibility splays. Furthermore, the one-way northbound traffic will require a further detailed transport assessment on the impact on impact of development on A22 and local highway network. **No significant effect: SO3 Flood Risk; SO9 Biodiversity; SO11 Historic & Cultural Heritage and SO14 Housing** 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 rejected for allocation because development on greenfield land here would be isolated and detached from any settlement with services and facilities. Additionally, the site is not accessible by public transport services as there is no footpath between the site and the bus stop will require the use of private motor vehicles to access services and facilities.

Appendix A11u Parish: Maresfield

SHELAA Ref: 160/3210 **SITE:** Land at Tenacres Straight Half Mile, Maresfield

SUMMARY OF RESULTS: SA EFFECTS	Site No: 160/3210 Name: Land at Tenacres, Straight Half Mile, Maresfield, TN22 3DN																			
	SO1 Climate Change Mitigation	SO2 Climate Change	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. 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	Maresfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Maresfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies outside the proposed development boundary for Maresfield. The site does, therefore, not conform with the overall spatial strategy for development within Wealden as a whole as it is outside a sustainable settlement. The site is currently subject to an ongoing full planning application for 6 (net) dwellings under planning reference WD/2022/2603/O. **Major positive effects:** None **Minor positive effects: SO3 Flood Risk; SO14 Housing; SO7 Pollution; SO13 Travel & Accessibility and SO19 Town & Village Centre** The site is in Flood Zone 1 and there is not risk of surface water, although the site within an area of groundwater flooding concern. Therefore, the proposed development is suitable with groundwater flood risk mitigation for the flood zone identified. The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. The is within close proximity of several bus stops on the Straight Half Mile and these are accessible via existing footpaths. The bus service is frequent and journey time to Uckfield High Street is approx. 9 mins. The train station at Uckfield is also accessible by bus with a journey time of approx. 9 mins and an hourly service. The site is also within walking distance (14-minutes) of Maresfield High Street via good footpaths along the Straight Half Mile. The scale of development and its location, together with mitigation, will ensure light pollution is avoided. The sites' location close to good public transport and a short walk to Maresfield High Street will help reduce air pollution by reducing car use from the site.

	Given that future residents of the site would be in close proximity to the High Street in Maresfield, this will help support the vitality and viability of the services within Maresfield. However, the site does not currently have vehicle access and a new access will require a transport assessment to determine the impact of a new vehicle access onto the Straight Half Mile. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO8 Green and Blue Infrastructure; SO9 Biodiversity and SO10 Landscape & Townscape** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. Half the site is covered by priority habitat deciduous woodland and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the priority habitat and whilst development will not be able to provide at least 10% BNG it is not possible to be accommodated on site or mitigate the harm likely to be caused to the deciduous woodland. The site is located on an elevated ridge with wide views across the open rural landscape to the east of the site and has moderate sensitivity to development as a result of this and due to the thick deciduous woodland along the frontages of the site. The site boundary vegetation will need to be retained and protected and additional structural planting would be needed to help reinforce the character and appearance of the rural landscape. **No significant effect: SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO18 Economy & Employment and SO20 Education & Skills** The scale and type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects
Selected / Rejected for allocation	The site has been rejected for allocation for development of 10 (net) dwellings. However, the southwest part of the site is under an ongoing planning application 6 (net) dwellings under planning reference WD/2022/2603/O. As the site is located on a prominent ridge with wide open views across the rural landscape east of Maresfield, suitable mitigation to the potential harm would be needed. The site does not conform with the overall spatial strategy for Wealden as it is located outside of the proposed development boundary for Maresfield and development of the site has potential to harm priority habitats on and adjacent to the site, which could not be suitable mitigated.

SHELAA Ref: 212/3210 **SITE:** Land South of Maresfield, A22, Maresfield

SUMMARY OF RESULTS:	Site No: 212/3210 Name: Land south of Maresfield, A22, Maresfield, TN22 3EE																		
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	Maresfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Maresfield, 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 Maresfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within of a sustainable settlement and has pedestrian access to public transport and the services and facilities in Maresfield. **Major positive effects: SO14 Housing** The site promotor has proposed a large development (150 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; SO7 Pollution; SO13 Travel & Accessibility and SO19 Town & Village Centres** The site is in Flood Zone 1 and there is not risk of surface water, although the site within an area of groundwater flooding concern. Therefore, the proposed development is suitable with groundwater flood risk mitigation for the flood zone identified. The is within close proximity of several bus stops on the Straight Half Mile and these are accessible via existing footpaths. The bus service is frequent and journey time to Uckfield High Street is approx. 9 mins. The train station at Uckfield is also accessible by bus with a journey time of approx. 9 mins and an hourly service. The site is also within walking distance (5-minutes) of Maresfield High Street via good footpaths along the High Street. The scale of development and its location, together with mitigation, will ensure light pollution is avoided. The site's location close to good public transport and a short walk to Maresfield High Street will help reduce air pollution by reducing car use from the site. Given that future residents of the site would be in close proximity to the High Street in Maresfield, this will help support the vitality and viability of the services within Maresfield. However, the site does not currently have vehicle access and a new access will require a transport assessment to determine the impact of a new vehicle access onto the High Street. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO9 Biodiversity; 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. Half the site is covered by priority habitat deciduous woodland and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the priority habitat and ancient woodland, whilst development will be able to provide at least 20% BNG it is possible to be accommodated on site. The site is located on a south of the existing built up settlement with views across the open rural landscape and has moderate to high sensitivity to development an impact on the local landscape as it would involve the loss of a piece of land covered in shrubbery. However, it is acknowledged that the site is well enclosed within the landscape and that landscape mitigation is likely possible to lessen any negative effects. The site boundary vegetation will need to be retained and protected and additional structural planting would be needed to help reinforce the character and appearance of the rural landscape. **No significant effect: SO8 Green & Blue Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO18 Economy & Employment and SO20 Education & Skills** The scale and type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain: SO2 Climate Change Adaptation; SO4 Water Resource/Quality; SO5 Soil, Land & Minerals; SO11 Historic & Cultural Heritage; Digital Infrastructure 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 150 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would be appropriate for up to 150 (net) dwellings and has been proposed for allocation on this basis. The area of the site immediately adjacent to the recreation ground is located within the Maresfield Conservation Area and is not considered suitable for residential development, due to the impact on designated historic assets and landscape harm in this location. The site is more open on land adjacent to the recreation ground, which has the potential for higher landscape impact. Therefore, if the site is to be developed, great care would be required with design, and substantial mitigation likely to be needed. The southern part of the site, outside of the Maresfield Conservation Area is considered suitable for residential development, as it would not be out of keeping with the new residential developments adjacent to the northwest, northeast and east of the site. There is an area of ancient woodland located at the southern boundary and appropriate landscape buffers would have to be strengthen to the north and west of the site. The site conforms with the overall spatial strategy for Wealden as it is located within the proposed development boundary for Maresfield and has access to sustainable transport and services on Maresfield High Street. The site is allocated in combination with Site 440/3120.

SHELAA Ref: 403/3210 **SITE:** Land North of Rolling Mill, Maresfield

SUMMARY OF RESULTS:	Site No: 403/3210 Name: Land north of Rolling Mill, Maresfield, TN22 3EE																			
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	Maresfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Maresfield, 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 Maresfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within of a sustainable settlement and has pedestrian access to public transport and the services and facilities in Maresfield. This site had been granted planning permission for use as a public open space, a small parking area and allotments as part of a wider scheme that brought forward 25 new homes on nearby site under reference WD/2015/2432/MEA. **Major positive effects: None** **Minor positive effects: SO3 Flood Risk; SO7 Pollution and SO14 Housing** The site is in Flood Zone 1 and there is not risk of surface water, although the site within an area of groundwater flooding concern. Therefore, the proposed development is suitable with groundwater flood risk mitigation for the flood zone identified. The is within close proximity of several bus stops on the Straight Half Mile and these are accessible via existing footpaths. The bus service is frequent and journey time to Uckfield High Street is approx. 9 mins. The train station at Uckfield is also accessible by bus with a journey time of approx. 9 mins and an hourly service. The site is also within walking distance (5-minutes) of Maresfield High Street via good footpaths along the High Street. The scale of development and its location, together with mitigation, will ensure light pollution is avoided. The site's location close to good public transport and a short walk to Maresfield High Street will help reduce air pollution by reducing car use from the site. **Major negative effects: SO15 Health & Wellbeing** The site is as a designated Local Green Space, in the form of allotments, parking and public open space, as part of a wider scheme that brought forward residential development on a nearby site (WD/2015/2431/MEA). Therefore, if this site came forward for development it would remove public open space in the centre of the settlement.

	Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO9 Biodiversity; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage and 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. Half the site is covered by priority habitat deciduous woodland and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the priority habitat and ancient woodland, whilst development will be able to provide at least 20% BNG it is possible to be accommodated on site. The site is located on a south of the existing built up settlement with views across the open rural landscape and has moderate to high sensitivity to development an impact on the local landscape as it would involve the loss of a piece of land covered in shrubbery. However, it is acknowledged that the site is well enclosed within the landscape and that landscape mitigation is likely possible to lessen any negative effects. The site boundary vegetation will need to be retained and protected and additional structural planting would be needed to help reinforce the character and appearance of the rural landscape. Future residents of the site would be in close proximity to the High Street in Maresfield, however, development of the site would remove public open space that forms part of the setting of the Maresfield Conservation Area and listed buildings in the centre of the settlement. **No significant effect: SO8 Green & Blue Infrastructure; SO16 Quality of Life & Place; SO18 Economy & Employment and SO20 Education & Skills** The scale and type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain: SO2 Climate Change Adaptation; SO4 Water Resource/Quality; SO5 Soil, Land & Minerals; SO12 Digital Infrastructure; SO13 Travel & Accessibility and SO17 Social Deprivation** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has been rejected for allocation for development, as the site itself is almost entirely located within the Maresfield Conservation Area and acts as the setting for listed buildings located to the north of the site, including the Grade I listed church. Any development of the scale proposed would erode the openness of the site and the contribution it makes to this historic environment. Additionally, the site has been designated as Local Green Space, in the form of allotments, parking and public open space, as part of a wider scheme that brought forward residential development on a nearby site (WD/2015/2431/MEA). Therefore, if this site came forward for development it would remove public open space in the centre of the settlement. Furthermore, the uncertainty with the ownership of either the track to the east or the land to the south would need to be resolved to ensure that the required improvements are made to provide a suitable access, which would accommodate development on the site.

SHELAA Ref: 421/3210 **SITE:** Land South West of Park Farm, A22, Maresfield

SUMMARY OF RESULTS:	Site No: 421/3210 Name: Land south west of Park Farm, A22, Maresfield, TN22 3EE																		
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	Maresfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Maresfield, 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 Maresfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within of a sustainable settlement and has pedestrian access to public transport and the services and facilities in Maresfield. **Major positive effects: None** **Minor positive effects: SO3 Flood Risk; SO7 Pollution; SO13 Travel & Accessibility; SO14 Housing and SO19 Town & Village Centres** The site is in Flood Zone 1 and there is not risk of surface water, although the site within an area of groundwater flooding concern. Therefore, the proposed development is suitable with groundwater flood risk mitigation for the flood zone identified. The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. The is within close proximity of several bus stops on Batts Bridge Road and these are accessible via existing footpaths. The bus service is frequent and journey time to Uckfield High Street is approx. 9 mins. The train station at Uckfield is also accessible by bus with a journey time of approx. 9 mins and an hourly service. The site is also within walking distance (10-minutes) of Maresfield High Street via good footpaths along the Batts Bridge Road. The scale of development and its location, together with mitigation, will ensure light pollution is avoided. The site's location close to good public transport and a short walk to Maresfield High Street will help reduce air pollution by reducing car use from the site. Given that future residents of the site would be in close proximity to the High Street in Maresfield, this will help support the vitality and viability of the services within Maresfield. However, the site does not currently have vehicle access, although the residential development adjacent to the northeast provides an opportunity to connect to this site. **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. Half the site is covered by priority habitat deciduous woodland and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the priority habitat and ancient woodland, whilst development will be able to provide at least 20% BNG it is possible to be accommodated or provide suitable mitigation on the site. **No significant effect: SO8 Green & Blue Infrastructure; SO10 Landscape & Townscape; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO18 Economy & Employment and SO20 Education & Skills** The scale and type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain: SO2 Climate Change Adaptation; SO4 Water Resource/Quality; SO5 Soil, Land & Minerals; SO11 Historic & Cultural Heritage; Digital Infrastructure 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 25-30 (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 25 (net) dwellings and has been proposed for allocation on this basis. The site conforms with the overall spatial strategy for Wealden as it is located within of the proposed development boundary for Maresfield and has access to sustainable transport and services on Maresfield High Street. The site is bounded by residential development to the northeast and southeast, the frontage along the A22 is lined with trees which enclose the site and therefore, by ensuring the trees along the boundaries are retained, development in this location would have minimal impact upon the landscape. Although, the site currently does not have any access, the residential development to the northeast would be able to provide connectivity for pedestrians and vehicles.

SHELAA Ref: 440/3210 **SITE:** Land at Mill House Farm, London Road, Maresfield

SUMMARY OF RESULTS:	Site No: 440/3210 Name: Land at Mill House Farm, London Road, Maresfield, TN22 3ED																			
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	Maresfield 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 Maresfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The part of the site north of Shortbridge Stream lies within the proposed development boundary for Maresfield. The site does, therefore, conform with the overall spatial strategy for development on the land north of the Stream within Wealden as a whole as it is within of a sustainable settlement and has pedestrian access to public transport and the services and facilities in Maresfield. **Major positive effects: None** **Minor positive effects: SO7 Pollution; SO13 Travel & Accessibility; SO14 Housing and SO19 Town & Village Centres** The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. The is within close proximity of several bus stops on Batts Bridge Road and these are accessible via existing footpaths. The bus service is frequent and journey time to Uckfield High Street is approx. 9 mins. The train station at Uckfield is also accessible by bus with a journey time of approx. 9 mins and an hourly service. The site is also within walking distance (10-minutes) of Maresfield High Street via good footpaths along the Batts Bridge Road. The scale of development and its location, together with mitigation, will ensure light pollution is avoided. The site's location close to good public transport and a short walk to Maresfield High Street will help reduce air pollution by reducing car use from the site. Given that future residents of the site would be in close proximity to the High Street in Maresfield, this will help support the vitality and viability of the services within Maresfield. However, the site does not currently have vehicle access, although the residential development adjacent to the northeast provides an opportunity to connect to this site. **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. Half the site is covered by priority habitat deciduous woodland and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the priority habitat and ancient woodland, whilst development will be able to provide at least 20% BNG it is possible to be accommodated or provide suitable mitigation on the site. **No significant effect: SO8 Green & Blue Infrastructure; SO10 Landscape & Townscape; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO18 Economy & Employment and SO20 Education & Skills** The scale and type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain: SO2 Climate Change Adaptation; SO3 Flood Risk; SO4 Water Resource/Quality; SO5 Soil, Land & Minerals; SO11 Historic & Cultural Heritage; Digital Infrastructure 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 150 (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 within the part of the site north of the Shortbridge Stream and has been proposed for allocation on this basis. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to development because of its semi-rural nature and public rights of way along the entire north (northwest and east (northeast) boundaries). The topography becomes steeper either side of the Shortbridge Stream, which also raises flooding issues, with a significant proportion of land close to the watercourse being located in flood risk zones 2 and 3, reducing the developable area and precluding development here. There is an area of ancient woodland located adjacent to the south-west boundary of the site, which would also reduce the developable area due to the requirement to protect the Ancient woodland with an appropriate buffer. The proposed allocated part of the site north of the Shortbridge Stream conforms with the overall spatial strategy for Wealden as it is located within the proposed development boundary for Maresfield and has access to sustainable transport and services on Maresfield High Street. The site is allocated in combination with Site 212/3120.

SHELAA Ref: 720/3210 **SITE:** Land at Batts Bridge Field, Batts Bridge Road, Maresfield

SUMMARY OF RESULTS:	Site No: 720/3210 Name: Land at Batts Bridge Field, Batts Brideg Road, Maresfield, TN22 2HX																		
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	Maresfield 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 Maresfield, 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 Maresfield. The site does, therefore, not conform with the overall spatial strategy for development within Wealden as a whole as it is outside of a sustainable settlement and has no suitable pedestrian access currently. The site is part of the Land south of Ashdown Business Park, Michael Way site (980/3120), which is currently subject to an ongoing planning application (WD/2022/3319/MAO) for approximately 60,000m2 of employment floorspace. Furthermore, the site form part of the larger SHELAA site at Land adjacent to the Maresfield Bypass (1110/3210). **Major positive effects: SO18 Economy & Employment** The site is currently subject to a planning application (WD/2022/3319/MAO) for approximately 60,000m2 of employment floorspace. Additionally, jobs may be created in the short term in relation to construction. **Minor positive effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO9 Biodiversity 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. Half the site is covered by priority habitat deciduous woodland and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the priority habitat and ancient woodland, whilst development will be able to provide at least 20% BNG it is possible to be accommodated or provide suitable mitigation on the site. The site currently has no pedestrian access, as there is no footpath along A272 to connect the site with the Ashdown Business Park of the rest of the Maresfield Settlement. Due the scale of development proposed on the site improvements

	to the existing infrastructure would be required, including the provision of pedestrian connectivity to the Ashdown Business Park as well as with the Maresfield settlement, to the northeast. **No significant effect: SO8 Green & Blue Infrastructure; SO14 Housing; SO15 Health & Wellbeing; SO16 Quality of Life & Place 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: SO2 Climate Change Adaptation; SO3 Flood Risk; SO4 Water Resource/Quality; SO5 Soil, Land & Minerals; SO7 Pollution; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO17 Digital Infrastructure; SO17 Social Deprivation and SO19 Towns and Village Centres** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has been rejected allocation for development at this time, due to the need for further consideration of matters relating to highways, including sustainable transport options, as well as flood risk given that the site is located adjacent to the western boundary of the Batts Bridge Stream, with parts of the site being within Flood Risk Zone 3 (high risk) for fluvial flooding. It is also understood that PFAS may be present on the site. Further work will need to be undertaken to assess any pollution risk and to identify whether potential mitigation is possible. The site is part of a larger proposal along with the land south of Ashdown Business Park, Michael Way (980/3210), which is currently subject to a planning application (WD/2022.3319/MAO) for approximately 60,000m2 of employment floorspace and therefore make a significant contribution to the district's identified employment floorspace need. The site does not conform with the overall spatial strategy for development within Wealden as it is outside of a sustainable settlement and has no suitable pedestrian access currently. However, further testing would be required to consider whether these can be mitigated.

SHELAA Ref: 918/3210 **SITE:** Land at Oakwood Park, Maresfield Bypass, Maresfield

SUMMARY OF RESULTS:	Site No: 918/3210 Name: Land at Oakwood Park, Maresfield Bypass, Maresfield																		
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	Maresfield 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 Maresfield, 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 Maresfield. The site does, therefore, not conform with the overall spatial strategy for development within Wealden as a whole as it is outside of a sustainable settlement and has no suitable pedestrian access currently. The site was subject to a scoping opinion (WD/2022/6507/SO) for approximately 30,000m^2 of employment floorspace which would make a significant contribution to the district's identified employment floorspace need. Furthermore, the site forms part of the larger SHELAA site at Land adjacent to the Maresfield Bypass (1110/3210). **Major positive effects: SO18 Economy & Employment** The site was subject to a scoping option (WD/2022/6507/SO) for approximately 30,000m^2 of employment floorspace. Additionally, jobs may be created in the short term in relation to construction. **Minor positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is not risk of surface water, although the site within an area of groundwater flooding concern. Therefore, the proposed development is suitable with groundwater flood risk mitigation for the flood zone identified. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO9 Biodiversity 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. Half the site is covered by priority habitat deciduous woodland and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the priority habitat and ancient woodland, whilst development will be able to provide at least 20% BNG it is possible to be accommodated or provide suitable mitigation on the site. The site currently has no pedestrian access, as there is no footpath along the A22 to connect the site with the Ashdown Business Park of the rest of the Maresfield Settlement. Due the scale of development proposed on the site improvements

	to the existing infrastructure would be required, including the provision of pedestrian connectivity to the Ashdown Business Park to the northwest as well as to the Maresfield settlement to the northeast. **No significant effect: SO14 Housing; SO15 Health & Wellbeing; SO16 Quality of Life & Place 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: SO2 Climate Change Adaptation; SO3 Flood Risk; SO4 Water Resource/Quality; SO5 Soil, Land & Minerals; SO7 Pollution; SO8 Green & Blue Infrastructure; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO17 Digital Infrastructure; SO17 Social Deprivation and SO19 Towns and Village Centres** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The has been rejected for allocation, due to the need for further consideration of the site in regard to matters relating to highways, including sustainable transport options. It is also understood that PFAS may be present on the site. Further work will need to be undertaken to assess any pollution risk and to identify whether potential mitigation is possible. The site was subject to a scoping opinion (WD/2022/6507/SO) for approximately 30,000m2 of employment floorspace which would make a significant contribution to the district's identified employment floorspace need. The site does not conform with the overall spatial strategy for development within Wealden as it is outside of a sustainable settlement and has no suitable pedestrian access currently. However, further testing would be required to consider whether these can be mitigated.

SHELAA Ref: 980/3210

SITE: Land South of Ashdown Business Park, Michael Way, Maresfield

SUMMARY OF RESULTS:	Site No: 980/3210 Name: Land South of Ashdown Business Park, Michael Way, Maresfield																		
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	Maresfield 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 Maresfield, 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 Maresfield. The site does, therefore, not conform with the overall spatial strategy for development within Wealden as a whole as it is outside of a sustainable settlement and has no suitable pedestrian access currently. The site is currently subject to an ongoing planning application (WD/2022/3319/MAO) for approximately 60,000m2 of employment floorspace. Furthermore, the site forms part of the larger SHELAA site at Land adjacent to the Maresfield Bypass (1110/3210). **Major positive effects: SO18 Economy & Employment** The site is currently subject to a planning application (WD/2022.3319/MAO) for approximately 60,000m2 of employment floorspace. Additionally, jobs may be created in the short term in relation to construction. **Minor positive effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO9 Biodiversity 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. Half the site is covered by priority habitat deciduous woodland and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the priority habitat and ancient woodland, whilst development will be able to provide at least 20% BNG it is possible to be accommodated or provide suitable mitigation on the site. The site currently has no pedestrian access, as there is no footpath along either the A22 or A272 to connect the site with the Ashdown Business Park of the rest of the Maresfield Settlement. Due the scale of development proposed on the site improvements to the existing infrastructure would be required, including the provision of pedestrian connectivity to the Ashdown Business Park to the north as well as to the Maresfield settlement itself.

	No significant effect: SO14 Housing; SO15 Health & Wellbeing; SO16 Quality of Life & Place 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: SO2 Climate Change Adaptation; SO3 Flood Risk; SO4 Water Resource/Quality; SO5 Soil, Land & Minerals; SO7 Pollution; SO8 Green & Blue Infrastructure; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO17 Digital Infrastructure; SO17 Social Deprivation and SO19 Towns and Village Centres** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has been rejected for allocation for development at this time, due to the need for further consideration of the site in regard to matters relating to highways, including sustainable transport options, as well as flood risk given that the site is located adjacent to the western boundary of the Batts Bridge Stream, with parts of the site being within Flood Risk Zone 3 (high risk) for fluvial flooding. It is also understood that PFAS may be present on the site. Further work will need to be undertaken to assess any pollution risk and to identify whether potential mitigation is possible. The site is currently subject to an ongoing planning application (WD/2022/3319/MAO) for approximately 60,000m2 of employment floorspace. The site does not conform with the overall spatial strategy for development within Wealden as it is outside of a sustainable settlement and has no suitable pedestrian access currently. However, further testing would be required to consider whether these can be mitigated.

SHELAA Ref: 1000/3210 **SITE:** Land East of Top Drive, Maresfield Park, Maresfield

SUMMARY OF RESULTS:	Site No: 1000/3210 Name: Land east of Top Drive, Maresfield Park, Maresfield, TN22 3ER																			
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	Maresfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Maresfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies outside the proposed development boundary for Maresfield. The site does, therefore, not conform with the overall spatial strategy for development within Wealden as a whole as it is outside of a sustainable settlement and no pedestrian access to public transport and the services and facilities in Maresfield. **Major positive effects:** None **Minor positive effects: SO3 Flood Risk and SO14 Housing** The site is in Flood Zone 1 and there is not risk of surface water, although the site within an area of groundwater flooding concern. Therefore, the proposed development is suitable with groundwater flood risk mitigation for the flood zone identified. The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO10 Landscape & 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. Half the site is covered by priority habitat deciduous woodland and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the priority habitat and whilst development will not be able to provide at least 10% BNG it is not possible to be accommodated on site or mitigate the harm likely to be caused to the deciduous woodland.

	The site is located on an elevated ridge with wide views across the open rural landscape to the east of the site and has moderate sensitivity to development as a result of this and due to the thick deciduous woodland along the frontages of the site. The site boundary vegetation will need to be retained and protected and additional structural planting would be needed to help reinforce the character and appearance of the rural landscape. The provision of a suitable vehicle access onto Top Drive is unlikely as in it is a narrow PRoW, with one lane, furthermore, there is no footpath along Top Drive and the provision of one would not be achievable due to the narrow verges along Top Drive. **No significant effect: SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO18 Economy & Employment and SO20 Education & Skills** The scale and type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects
Selected / Rejected for allocation	The site has been rejected for allocation for development, as the provision of vehicle access onto the site would be unachievable due to the narrow nature of Top Drive in this location. Furthermore, the lack of pedestrian connectivity would result in a reliance on private motor vehicles where the road is narrow. The site does not conform with the overall spatial strategy for Wealden as it is located outside of the proposed development boundary for Maresfield and development of the site has potential to harm priority habitats on and adjacent to the site, which could not be suitable mitigated.

SHELAA Ref: 1110/3210 **SITE:** Land Adjacent to Maresfield Bypass, Maresfield

SUMMARY OF RESULTS:	Site No: 1110/3210 Name: Land adjacent to the Maresfield Bypass, Maresfield, TN22 2DU																		
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	Maresfield 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 Maresfield, 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 Maresfield. The site does therefore not conform with the overall spatial strategy for development within Wealden as a whole as it is outside of a sustainable settlement and has no suitable pedestrian access currently. The western and southwestern part of the site is currently subject to an ongoing planning application (WD/2022/3319/MAO) for approximately 60,000m2 of employment floorspace. **Major positive effects: SO18 Economy & Employment** The site has the potential for 90,000m2 (net) employment floorspace and therefore make a significant contribution to the district's identified employment floorspace need. Whilst the western and southwestern part of the site is currently subject to a planning application (WD/2022.3319/MAO) for approximately 60,000m2 of employment floorspace. Additionally, jobs may be created in the short term in relation to construction. **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 unknown and details are lacking as to any affordable housing provision etc. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO9 Biodiversity 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.

	Half the site is covered by priority habitat deciduous woodland and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the priority habitat and ancient woodland, whilst development will be able to provide at least 20% BNG it is possible to be accommodated or provide suitable mitigation on the site. The site currently has no pedestrian access, as there is no footpath along either the A22 or A272 to connect the site with the Ashdown Business Park of the rest of the Maresfield Settlement. Due the scale of development proposed on the site improvements to the existing infrastructure would be required, including the provision of pedestrian connectivity to the Ashdown Business Park to the north as well as to the Maresfield settlement itself. **No significant effect: SO15 Health & Wellbeing; SO16 Quality of Life & Place 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: SO2 Climate Change Adaptation; SO3 Flood Risk; SO4 Water Resource/Quality; SO5 Soil, Land & Minerals; SO7 Pollution; SO8 Green & Blue Infrastructure; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO17 Digital Infrastructure; SO17 Social Deprivation and SO19 Towns and Village Centres** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The has been rejected allocation for development at this time, due to the need for further consideration of the site for matters relating to highways, including sustainable transport options, as well as flood risk given that the site is located adjacent to the western boundary of the Batts Bridge Stream, with parts of the site being within Flood Risk Zone 3 (high risk) for fluvial flooding. It is also understood that PFAS may be present on the site. Further work will need to be undertaken to assess any pollution risk and to identify whether potential mitigation is possible. The western and southwestern part of the site is currently subject to an ongoing planning application (WD/2022/3319/MAO) for approximately 60,000m2 of employment floorspace. The site does not conform with the overall spatial strategy for development within Wealden as it is outside of a sustainable settlement and has no suitable pedestrian access currently. However, further testing would be required to consider whether these can be mitigated.

SHELAA Ref: 1111/3210 **SITE:** Land at Mill House Farm, Maresfield Bypass, Maresfield

SUMMARY OF RESULTS:	Site No: 1111/3210 Name: Land at Mill House Farm, Maresfield Bypass, Maresfield, TN22 5EP																		
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	Maresfield 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 detached from Maresfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site is outside of proposed development boundary for Maresfield, isolated by the Short Bridge Stream. The site does not, therefore, conform with the overall spatial strategy for development Wealden as a whole as it is detached from a sustainable settlement and has no pedestrian access or public transport. **Major positive effects: None** **Minor positive effects: SO18 Economy & Employment** The site has been proposed for employment floorspace and therefore development would contribute towards the district's identified employment floorspace need, although the quantum of floorspace has not be provided by the applicant. The is within close proximity of several bus stops on Batts Bridge Road and these are accessible via existing footpaths. The bus service is frequent and journey time to Uckfield High Street is approx. 9 mins. The train station at Uckfield is also accessible by bus with a journey time of approx. 9 mins and an hourly service. The site is also within walking distance (10-minutes) of Maresfield High Street via good footpaths along the Batts Bridge Road. The scale of development and its location, together with mitigation, will ensure light pollution is avoided. The site's location close to good public transport and a short walk to Maresfield High Street will help reduce air pollution by reducing car use from the site. Given that future residents of the site would be in close proximity to the High Street in Maresfield, this will help support the vitality and viability of the services within Maresfield. However, the site does not currently have vehicle access, although the residential development adjacent to the northeast provides an opportunity to connect to this site. **Major negative effects:** None

	Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO9 Biodiversity; SO10 Landscape & Townscape; 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 impact. Due to the lack of sustainable access options development of the site would increase air pollution. The site is isolated from any settlement and although the site is considered low to moderate sensitivity for residential development, the openness of the site makes increases its sensitivity to commercial/industrial development. The entire site is within the Western Ouse Streams and Ashdown Forest BOA and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the priority habitat and ancient woodland, whilst development will be able to provide at least 20% BNG it is possible to be accommodated or provide suitable mitigation on the site. The site currently has no pedestrian access or connectivity with either public transport or the services on Maresfield High Street. Development of this site would increase the reliance of cars in the area. **No significant effect: SO10 Landscape & Townscape; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO18 Economy & Employment and SO20 Education & Skills** The scale and type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain: SO2 Climate Change Adaptation; SO3 Flood Risk; SO4 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO11 Historic & Cultural Heritage; 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 been rejected for allocation of development, due to the site being isolated from any sustainable settlement, particularly with the Shortbridge Stream detaching the site from Maresfield. Additionally, the site has no pedestrian connectivity with Maresfield or sustainable transport options, as the site has currently has not pedestrian access. As the site has no access to the sustainable transport, development of the site would likely have a negative impact upon pollution and increase the reliance of cars in the area. Furthermore, the site does not conforms with the overall spatial strategy for Wealden as it is detached from proposed development boundary for Maresfield by the Shortbridge Stream.

SHELAA Ref: 551/3210

SITE: Field Between Straight Half Mile and Nursery Lane, Maresfield

SUMMARY OF RESULTS:	Site No: 551/3210 Name: Field between Straight Half Mile and Nursery Lane, Maresfield, TN22 3DN																			
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	Maresfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Maresfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies partly within the proposed development boundary. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has good access to public transport and the services and facilities in Maresfield. The site is currently subject to an ongoing full planning application for 23 (net) dwellings under planning reference WD/2022/1181/MAJ. **Major positive effects:** None **Minor positive effects: SO3 Flood Risk; SO14 Housing; SO7 Pollution; SO13 Travel & Accessibility and SO19 Town & Village Centre** The site is in Flood Zone 1 and there is not risk of surface water, although the site within an area of groundwater flooding concern. Therefore, the proposed development is suitable with groundwater flood risk mitigation for the flood zone identified. The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. The is within close proximity of several bus stops on the Straight Half Mile and these are accessible via existing footpaths. The bus service is frequent and journey time to Uckfield High Street is approx. 9 mins. The train station at Uckfield is also accessible by bus with a journey time of approx. 9 mins and an hourly service. The site is also within walking distance (5-minutes) of Maresfield High Street via good footpaths along the Straight Half Mile. The scale of development and its location, together with mitigation, will ensure light pollution is avoided. The sites location close to good public transport and a short walk to Heathfield High Street will help reduce air pollution by reducing car use from the site.

	Given that future residents of the site would be in close proximity to the High Street in Maresfield, this will help support the vitality and viability of the services within Maresfield. However, the site does not currently have vehicle access and a new access will require a transport assessment to determine the impact of a new vehicle access onto the Straight Half Mile. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO9 Biodiversity and SO10 Landscape & Townscape** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. The site is wholly within the Western Ouse Streams and Ashdown Forest BOA and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the BOA and whilst development will be required to provide at least 10% BNG it is not clear whether this could be accommodated on site or mitigate for the harm likely to be caused to the BOA. The site is located on an elevated ridge with wide views across the open rural landscape to the east of the site and has moderate to high sensitivity to development as a result of this and due to its location within a prominent position. The site boundary vegetation will need to be retained and protected and additional structural planting would be needed to help reinforce the character and appearance of the rural landscape. **No significant effect: SO8 Green and Blue Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO18 Economy & Employment and SO20 Education & Skills** The scale and type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects
Selected / Rejected for allocation	The site has been rejected for allocation for development. The southern part of the site gained full planning permission for 25 (net) dwellings under planning reference WD/2022/3098/MAJ. As the site is located within on a prominent ridge with wide open views across the rural landscape east of Maresfield, great care would be required with design, and mitigation likely to be needed, although this was demonstrated in the above approved planning permission. This site needs the provision hedgerows and trees to enclose the site from wider views, and development should not have an adverse impact on the wider landscape due to the site's location and topography. The site is subject to a further ongoing full planning application for 23 (net) dwellings under planning reference WD/2022/1181/MAJ. The setting of the Grade II listed Old Half Moon pub to the southeast of the site will need to be considered as part of any development scheme.

Appendix A11v Parish: Mayfield and Five Ashes

SHELAA Ref: 606/3140 **SITE:** Land at Erleigh, West Street, Mayfield

SUMMARY OF RESULTS:	Site No: 606/3140 Name: Land at Erleigh, West Street, Mayfield																			
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	Mayfield is classed as a sustainable settlement in the Settlement Hierarchy. 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 to the South of the Mayfield High Street, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies outside the proposed development boundary for Mayfield. The site does not, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is outside of the development boundary for a sustainable settlement and has good access to public transport and the services and facilities in Mayfield. **Major positive effects: None** **Minor positive effects: SO3 Flood Risk, SO14 Housing; SO7 Pollution and SO19 Town & Village Centre** The site is in Flood Zone 1 and there is not risk of surface water or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is unknown and details are lacking as to any affordable housing provision etc. The is within close proximity of several bus stops on the Mayfield High Street and these are accessible via existing footpaths. The bus service is frequent and journey time to Heathfield High Street is approx. 14 mins. The train station at Tunbridge Wells is also accessible by bus with a journey time of approx. 26 mins and an hourly service. The site is also within walking of Mayfield High Street via good footpaths along West Street. The location of the development, together with mitigation, will ensure light pollution is avoided. The site's location close to good public transport and a short walk to Mayfield High Street will help reduce air pollution by reducing car use from the site. Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Mayfield, this will help support the vitality and viability of the services within Mayfield. **Major negative effects: SO10 Landscape & Townscape**

	The site is wholly within the High Weald National Landscape, with long panoramic view of the landscape and is therefore considered to be within a highly sensitive location for development. Development would result in the loss of land within the High Weald National Landscape as it would involve the loss of a piece of land within the designated landscape. Furthermore, the existing built form in the village runs west - east along the ridge just below the High Street. Development here would puncture that, allowing development to project southwards below the ridge from Mayfield. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO9 Biodiversity** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. The site is partly within the Rother, Brede and Tillingham Woods Biodiversity Opportunity Area and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the BOA and whilst development will be required to provide at least 20% BNG it is not clear whether this could be accommodated on site or mitigate for the harm likely to be caused to the BOA. The site is wholly within the High Weald National Landscape and has high sensitivity to development as a result of this and due to its location within a prominent position. The site boundary vegetation will need to be retained and protected and additional structural planting would be needed to help reinforce the character and appearance of the High Weald National landscape. Development would however result in the loss of land within the High Weald National Landscape. **No significant effect: SO7 Pollution, SO8 Green and Blue Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO18 Economy & Employment and SO20 Education & Skills** The scale and type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects
Selected / Rejected for allocation	The number of dwellings proposed on the site is unknown. As the site is located within the High Weald National Landscape, great care would be required with design, and mitigation likely to be needed, although this was demonstrated in the above approved planning permission. Any development would need to meet the requirements under paragraph 177 of the NPPF. This site is wholly within the High Weald National Landscape and has high sensitivity to development as a result of this and due to its location within a prominent position, with wide views across the High Weald National Landscape. Development in this location would contradict the existing built form in the village runs west - east along the ridge just below the Mayfield High Street. The setting of the Mayfield Conservation Area and the Grade II listed buildings West Wood St Dunstan to the west and Little Shirley Pilgrims Way to the north-east as well as numerous other listed buildings beyond will need to be considered as part of any development scheme. The site has therefore been rejected for allocation due to the potential detrimental impacts that developing the site would have on the High Weald National Landscape and the townscape of Mayfeild and its conservation area.

Appendix A11w Parish: Ninfield

SHELAA Ref: 098/3170 **SITE:** Land Adjacent to Ninfield Reservoir, High Street, Ninfield

SUMMARY OF RESULTS:	Site No: 098/3170 Name: Land adjacent to Ninfield Reservoir, High Street, Ninfield, TN33 9LA																			
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	Ninfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the village. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the within the built-up settlement of Ninfield, 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 Ninfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has good access to public transport and the services and facilities in Ninfield. **Major positive effects: SO3 Flood Risk and SO13 Travel & Accessibility** The site is in Flood Zone 1 and there is not risk of surface water or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. The is within close proximity of several bus stops on the High Street and these are accessible via existing footpaths. The bus service is frequent and journey time to Bexhill is approx. 12 mins. The train station at Bexhill is also accessible by bus with a journey time of approx. 12 mins and an hourly service. The site is also within walking distance (15-minutes) of the services on Lower Street via good footpaths along the High Street. **Minor positive effects: SO14 Housing; SO7 Pollution and SO19 Town & Village Centre** The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. The scale of development and its location, together with mitigation, will ensure light pollution is avoided. The sites location close to good public transport and a short walk to Ninfield High Street will help reduce air pollution by reducing car use from the site. Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Ninfield, this will help support the vitality and viability of the services within Ninfield. **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 waste production, although the application of Local Plan policies should mitigate any negative impact. The site is wholly within the Ninfield Reservoir Local Wildlife Site and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the Local Wildlife Site it is not clear whether this could be accommodated on site or mitigate for the harm likely to be caused to the Local Wildlife Site. **No significant effect: SO8 Green and Blue Infrastructure; SO10 Landscape & Townscape; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO18 Economy & Employment and SO20 Education & Skills** The scale and type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects
Selected / Rejected for allocation	The proposal for the site is for 38 (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 well located in relation to local services, amenities and public transport in Ninfield and is well enclosed by existing hedgerows and trees to the east and south, which would limit the impact development might otherwise have on the wider landscape. The site is wholly within a larger Local Wildlife Site (LWS) although this part of the LWS is believed to be of relatively low ecological value owing to the existing reservoir. Should the site be developed, off-setting works are likely to be needed to compensate for the loss of part of the LWS and further ecological surveys would be required to clarify the specific site's ecological value. The site is also not currently accessible by vehicles or pedestrians, although there is good potential for access onto the High Street to the south subject to a highways assessment.

SHELAA Ref: 372/3170 **SITE:** Land at Ingrams Farm, Bexhill Road, Ninfield

SUMMARY OF RESULTS:	Site No: 372/3170 Name: Land at Ingrams Farm, Bexhill Road, Ninfield, TN33 9EE																			
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	Ninfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the village. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the within the built-up settlement of Ninfield, 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 Ninfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has good access to public transport and the services and facilities in Ninfield. It should be noted that the western part of the site benefits from planning permission under WD/2020/1548/MAO and WD/2023/1606/FA however this assessment is undertaken for the site as submitted to the SHELAA process, proposing 104 (net) dwellings. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is not risk of surface water or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. The is within close proximity of several bus stops on the High Street and these are accessible via existing footpaths. The bus service is frequent and journey time to Bexhill is approx. 12 mins. The train station at Bexhill is also accessible by bus with a journey time of approx. 12 mins and an hourly service. The site is also within walking distance (15-minutes) of the services on Lower Street via good footpaths along the High Street. **Minor positive effects: SO7 Pollution; SO9 Biodiversity; SO13 Travel & Accessibility; SO14 Housing and SO19 Town & Village Centre** The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. The scale of development and its location, together with mitigation, will ensure light pollution is avoided. The sites location close to good public transport and a short walk to Ninfield High Street will help reduce air pollution by reducing car use from the site. Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Ninfield, this will help support the vitality and viability of the services within Ninfield.

	The is within close proximity of several bus stops on the High Street and these are accessible via existing footpaths. The bus service is frequent and journey time to Bexhill is approx. 12 mins. The train station at Bexhill is also accessible by bus with a journey time of approx. 12 mins and an hourly service. The site is also within walking distance (15-minutes) of the services on Lower Street via good footpaths along the High Street. **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. Although the southern part of the site is well enclosed, development of the northern part of the site along Catsfield Road would significantly change the visual characteristics of the area due to the prominent ridgeline in this location. **No significant effect: SO8 Green and Blue Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO18 Economy & Employment and SO20 Education & Skills** The scale and type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects
Selected / Rejected for allocation	The site is **rejected** for allocation because development here would have a significant adverse effect on the established settlement character of Ninfield, deviating from the linear built form and moving future residents away from the village centre and public transport links. Development in the northern part of the site would also be detrimental to landscape as it would require extensive removal of the established mature treeline and hedgerow along the frontage. The removal of which would result in severe impacts upon the visual relationship with the wider countryside due to its prominent location along the ridge line. The northern part of the site is also detached from the village as there is no footpath along Catsfield road connecting the site with the settlement. Therefore, the site is isolated from the services, facilities and public transport available in the village, whilst pedestrian access would need to be provided from these parts of the site to Ninfield and to the southern part of the site that has planning permission, it is unlikely that this would discourage people from using their cars.

SHELAA Ref: 972/3170 **SITE:** Land West of Bexhill Road, Ninfield

SUMMARY OF RESULTS:	Site No: 972/3170 Name: Land West of Bexhill Road, Ninfield																			
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	Ninfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the village. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the within to the south settlement of Ninfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies outside the proposed development boundary for Ninfield. The site does not, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is outside of a sustainable settlement, although there is possible for access to public transport and the services and facilities in Ninfield. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is not risk of surface water or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. **Minor positive effects: SO14 Housing** The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste 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 development and its location meaning development in this location would be detached from the settlement and therefore contribute to light pollution in the countryside south of the settlement. Furthermore, the site's location detached from the public transport, despite being within walking distance, to Ninfield High Street will result in the need for car use from the site. The site is outside of the proposed development boundary for Ninfield, with open long-distance visibility from the countryside to the south.

	No significant effect: SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO11 Historic & Cultural Heritage; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO18 Economy & Employment; SO19 Town & Village Centres 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 has been **rejected** for allocation. The site's location means it is detached from the settlement and the services within the village, whilst it is also outside of the proposed development boundary for Ninfield and therefore development in this location would be contrary to the overall spatial strategy of the district. Any development would need to meet the requirements under paragraph 177 of the NPPF. This site has some hedge and tree enclosure, although development would have an adverse impact on the wider landscape due to the open countryside in this location. Furthermore, there is currently no pedestrian connectivity between the site and the services, facilities and public transport that is available in Ninfield.

Appendix A11x Parish: Pevensey

SHELAA Ref: 1100/3200 **SITE:** The Old Mint House, High Street, Pevensey

SUMMARY OF RESULTS:	Site No: 1100/3200 Name: The Old Mint House, High Street, Pevensey, BN24 5LF																			
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	Pevensey 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 Pevensey 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 Pevensey. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has access to public transport and the services and facilities in Pevensey. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water flooding. Surface water runoff can be suitably mitigated through SuDS provision. There is no risk of groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. **Minor positive effects: SO5 Soil, Land and Minerals; SO7 Pollution; SO13 Travel & Accessibility; SO14 Housing; SO18 Economy & Employment and SO19 Town & Village Centre** The development of the site for housing will contribute to the district's housing need. However, details are lacking as to any affordable housing provision etc. The location of the site, together with mitigation, will ensure light pollution is avoided/mitigated. The sites' location close to good public transport and a short walk to Pevensey High Street will help reduce air pollution by reducing car use from the site, provided suitable vehicular access can be achieved. The site is within a short walk of bus stops with regular services to Eastbourne and other settlements (Tunbridge Wells, Lewes, Polegate) and the site is within walking distance to train station. Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Pevensey (provided pedestrian access to the site is achieved), this will help support the vitality and viability of the services within Pevensey. As the site is previously developed land it is considered a brownfield site and therefore development of the site has minimal impact upon land and soil.

	Major negative effects: SO11 Historic & Cultural Heritage The site consists of a grade II* listed building and the design of developing the site is unknown and therefore the impact can on the setting of listed building. Additionally, the site is situated on Pevensey High Street, located within a conservation area and therefore development of the site would potentially have a detrimental impact upon the setting of the conservation area particularly due to the potential need to widen the existing vehicle access. Finally, the site is within close proximity to the Grade I listed St Nicolas Church, Pevensey and Pevensey Castle which is a Scheduled Ancient Monument. **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 & Townscape 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 has not been taken forward for allocation. Although the site is a brownfield site, which is well enclosed and has good access to services, facilities and sustainable public transport, developing the site could have severe damaging impacts upon the historic and cultural heritage of Pevensey High Street and the surrounding area.

Appendix A11y Parish: Polegate

SHELAA Ref: 048/1510

SITE: Paddock to front of Ditton Park Industrial Estate, Dittons Road, Polegate

SUMMARY OF RESULTS:	Site No: 048/1510 Name: Paddock to front of Ditton Park Industrial Estate, Dittons Road, Polegate																			
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 for development but does have an outline planning application pending a decision for 24 dwellings (planning reference WD/2020/0379/MAO) and the repositioning of the road that was previously approved under planning reference WD/2019/0442/MRM. Polegate 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 eastern periphery of Polegate, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. This site falls within that proposed development boundary and is bounded by new residential development to the south, employment uses to the west and the A22 to the east. 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. **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 and Accessibility; 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. Development will connect well to existing public transport options, footways, and safe cycleways, in this sustainable location. **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**

	The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal is for residential development however no quantum of housing has been proposed by the applicant. The SHELAA considers the site is appropriate for up to 24 (net) dwellings. Given the constraints identified within the evidence base and SA, the site is considered appropriate for up to 24 (net) dwellings and has been allocated on this basis. The site comprises of a disused paddock adjacent to Dittons Road (B2247) roundabout with the A22. The site sits adjacent to the Chaucer Industrial Estate to the west but has its own vehicular access that serves the newly formed residential development of 78 home approved under planning reference (WD/2019/0442/MRM). Development of the site would have minimal visual impact on the wider landscape. The site is well situated within the existing built form of Polegate and benefits from its close proximity to local services, amenities and public transport. This site is considered suitable for residential development, subject to the repositioning of previously approved road and the vehicular access being acceptable from Dittons Road with a further 24 dwellings coming forward. Any development would also need to provide additional landscaping on the eastern boundary to provide separation from the A22 and to potentially mitigate the noise emanating from the highway. .

SHELAA Ref: 120/1510 **SITE:** Hindsland Fields (East), Eastbourne Road, Polegate

SUMMARY OF RESULTS:	Site No: 120/1510 Name: Hindslands Field (East), Eastbourne Road, Polegate																			
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. Polegate 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 periphery of Polegate, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. This site falls within that proposed development boundary and is bounded by residential development. 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. **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 taken forward for allocation. The site lies within close proximity to a sustainable settlement, with built form existing or approved around it. The site does not benefit from an existing vehicular access and therefore delivery would be dependent upon securing vehicular and pedestrian access via third party land. Other potential housing sites in the immediate vicinity have been

	identified as suitable and this land could be considered comprehensively with those other sites. In particular, access to the site would ideally be achieved through the adjacent SHELAA site 180/1510, the existing access to which would need to be significantly upgraded in order to facilitate the level of vehicle movements and provide improved pedestrian links onto the Eastbourne Road. Development is likely to require off site highway works and further transport studies would be needed to ascertain the nature and extent of these requirements. Subject to access, and assessment of other constraints (such as loss of playing field and retention of protected landscape features) the site is taken forward for allocation, with the site area and site constraints indicating a potential allocation for 30 (net) dwellings.

SHELAA Ref: 204/1510 **SITE:** Cophall Farm, Baytree Lane, Polegate

SUMMARY OF RESULTS:	Site No:204/1510 Name: Cophall Farm, Baytree Lane, Polegate																			
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 to the west of the A27/A22 area. 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 not located within a sustainable settlement and does not have access via sustainable modes of transport to the nearest sustainable settlement, which is Polegate. 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: SO14 Housing** Development of the site will make a significant contribution to the district's housing need. It will provide housing and enhanced affordable housing provision. **Minor positive effects: SO8 Green & Blue Infrastructure; SO15 Health & Wellbeing, S18 Economy & Employment and SO20 Education & Skills** The development of the site would contribute to green infrastructure, and associated development on site will include amenity space and play provision, which will contribute to health outcomes. The scale of development will likely make contributions to health and education infrastructure. In addition, if employment space were provided in redevelopment, as set out in submissions, this would increase employment floorspace provision in the District. **Major negative effects: SO7 Pollution,** and **SO10 Landscape and Townscape** Given that the site is isolated and detached from any identified settlement or local facilities and amenities, and has limited access to sustainable transport links, major negative effects are expected on pollution, from the car dependency arising as a result of development. Negative effects arise due to noise and light pollution also. The site is located adjacent to the South Downs National Park, in a rural area, with views of the High Weald landscape, leading to likely significant landscape effects from development of the scale and location proposed. **Minor negative effects: SO1 Climate Change; SO6 Waste; SO13 Travel and Accessibility; 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 waste production, although the application of Local Plan policies should mitigate any negative impact. The isolated location of the site means there is no connectivity to a town or village centre, leading to a negative effect.

	No significant effect: None Svale of development means there is likely to be an affect across all assessment criteria. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is rejected for allocation. The site is a large area of undulating land to the north west of Polegate adjacent to the A27/A22 junction roundabout. It comprises a large group of fields around Cophall Farm and several belts of mature vegetation. The east side of the site includes a developed area with highway service area including some commercial buildings. To the south and west beyond the site is an extensive area of farmland (mainly arable) which slopes down towards the south and includes Wootton Manor (Grade II listed Building and Historic Park). Further farmland (mainly pastoral) is located to the northeast of the site. To the north of the site is Ogg's Wood, which forms part of an extensive area of woodland much of which is Ancient Woodland. A PRoW passes through the north eastern part of the site. To the southeast of the site is the urban area of Polegate, which is enclosed by the A27 that wraps around the north and western edge of the settlement. The site is isolated and detached from any local facilities, amenities, and the main urban area of Polegate, including sustainable modes of travel such as the railway station at Polegate. The site lacks connectivity to Polegate and has been severed off by the A27 that is now duelled in this location. The 2023 Landscape Sensitivity Assessment states that the site is moderately to highly sensitive to development. There are particular constraints in terms of setting of the South Downs National Park, which is visible from the elevated parts of the site where there are long distance views over the tree belts to the upper slopes of the South Downs ridge in the south and towards the Pevensey Levels in the east, with glimpsed views to the High Weald also. The site is therefore considered unsuitable for housing growth.

SHELAA Ref: 241/1510 **SITE:** Land at Shepham Lane Polegate

SUMMARY OF RESULTS:	Site No: 241/1510 Name: Land at Shepham Lane, Polegate																			
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. Polegate 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 northern periphery of Polegate, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. This site falls within that proposed development boundary and is bounded by residential development. 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. **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. Development of the site will also contribute to the district's housing need. It will provide housing in a sustainable location, and this would be enhanced through affordable housing provision. **Minor positive effects: SO8 Green & Blue Infrastructure, SO13 Travel & Accessibility, SO15 Health & Wellbeing, and SO20 Education & Skills** The development of the site would contribute to green infrastructure, as well as increased connectivity between the site and Cuckoo Trail, enhancing accessibility to this space and increasing opportunities for sustainable travel options. Associated development on site will include amenity space and play provision, which will contribute to health outcomes, and the scale of development will make contributions to health and education 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. **No significant effect: SO10 Landscape and Townscape; 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:** for the remaining objectives, more information is required to determine the effects.

Selected / Rejected for allocation	The proposal for the site is for 500 (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 240 (net) dwellings and has been proposed for allocation on this basis. A significant pylon route goes through the central eastern part of the site and, as it may not be feasible to divert these overhead lines, the developable area has been reduced accordingly. Similarly, constraints to the northern part of the site (road noise and impact, landscape views, provision of a bund) may also reduce development possibilities in this area. The 2023 Landscape Sensitivity Assessment states that the site is low to moderately sensitive to development, due in part to it being integrated into the existing settlement, and development would have limited visual impact on the wider landscape. However, there are significant views of the Pevensey Levels available from the southeastern portion of the site and the site slopes down from north to south towards the A27, where significant bunding/landscaping would need to be incorporated into the design of any scheme to mitigate road noise. There is currently no vehicular access to the site, although, this could be potentially created along either the pedestrianised section of Shepham Lane, or the existing residential development to the south of the site (North Close) although this would require the removal of existing mature trees. Furthermore, vehicular access could also be created through the adjoining land parcel on the site's eastern boundary, where outline planning permission for 108 dwellings under planning reference WD/2016/3047/MAO has been approved. A further 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. Any proposed development should carefully consider the relationship between the site, the existing settlement of Polegate and consented development to the east and west. 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.

SHELAA Ref: 255/1510 **SITE:** Land at and adjoining Honey Farm, Polegate

SUMMARY OF RESULTS:	Site No:255/1510 Name: Land at and adjoining Honey Farm, Polegate																			
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 to the west of the A27/A22 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, 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 Polegate. Therefore, the site does not conform to the overall spatial strategy for the district. **Major positive effects: SO14 Housing** Development of the site will contribute to the district's housing need. It will provide housing and some enhanced affordable housing provision. **Minor positive effects: SO8 Green & Blue Infrastructure; SO15 Health & Wellbeing; and SO20 Education & Skills** The development of the site would contribute to green infrastructure, and associated development on site will include amenity space and play provision, which will contribute to health outcomes. The scale of development will make contributions to health and education infrastructure. **Major negative effects: SO7 Pollution, SO10 Landscape and Townscape; and SO11 Historic & Cultural Heritage and SO13 Travel and Accessibility** Given that the site is isolated and detached from any identified settlement or local facilities and amenities, and has limited access to sustainable transport links, major negative effects are expected on climate change and pollution, and travel and accessibility, from the car dependency arising as a result of development. The site is located adjacent to the South Downs National Park, and adjacent to designated heritage assets, including Registered Park and Gardens. Developing this site would introduce significant built form into a largely rural area, affecting setting of these designated sites and the Park, causing harm that is unlikely to be suitably mitigated. **Minor negative effects: SO1 Climate Change Mitigation; SO3 Flood Risk; SO6 Waste; and SO19 Town & Village** The site includes a small parcel of land in Flood Zone 3 and is liable to surface water flooding, both of which require assessment, including to effects of providing access on site, and any necessary mitigation for surface water impact. All development will result in an increase in waste production, although the application of Local Plan policies should mitigate any negative impact. The isolated location of the site means there is no connectivity to a town or village centre, leading to a negative effect, and impacts on climate change mitigation.

	No significant effect: SO18 Economy & Employment The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is rejected for allocation. The site is isolated and detached from any local facilities, amenities, and the main urban area of Polegate, including sustainable modes of travel. The site lacks connectivity to Polegate and has been severed off by the A27 to the south and east of the site. Development would be out of character with the locality, and there are particular constraints in terms of the landscape setting of the South Downs National Park, which lies in close proximity to the site's southern boundary. The impact on the setting of the listed buildings forming Wootton Manor located to the west of the site, the Historic Park and Garden, is a key consideration and the scale and extant of development may lead to significant adverse impacts. 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 limited sustainable travel access to Polegate. 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 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. For these reasons, development is not supported.

SHELAA Ref: 257/1510 **SITE:** Land Adjacent to Cophall Farm, Eastbourne Road, Polegate

SUMMARY OF RESULTS:	Site No: 257/1510 Name: Land adjacent to Cophall Farm, Eastbourne Road, Polegate																			
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 to the west of the A27/A22 area. 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 not located within a sustainable settlement and does not have access via sustainable modes of transport to the nearest sustainable settlement, which is Polegate. 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: SO14 Housing** Development of the site will make a significant contribution to the district's housing need. It will provide housing and enhanced affordable housing provision. **Minor positive effects: SO8 Green & Blue Infrastructure; SO15 Health & Wellbeing, and SO20 Education & Skills** The development of the site would contribute to green infrastructure, and associated development on site will include amenity space and play provision, which will contribute to health outcomes. The scale of development will likely make contributions to health and education infrastructure. **Major negative effects: SO1 Climate Change, SO7 Pollution, SO10 Landscape and Townscape; SO11 Historic and Cultural Heritage; and SO13 Travel and Accessibility** 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, major negative effects are expected on travel and accessibility, and subsequently climate change and pollution, from the car dependency arising as a result of development. These issues are unlikely to be mitigated if development is forthcoming in isolation. In addition, the site is located adjacent to the South Downs National Park and designated heritage assets. Development would introduce significant built form into a rural area, affecting setting of these designated sites, causing harm that is unlikely to be suitably mitigated. **Minor negative effects: SO6 Waste; and SO19 Town & Village** All development will result in an increase in waste production, although the application of Local Plan policies should mitigate any negative impact. The isolated location of the site means there is no connectivity to a town or village centre, leading to a negative effect.

	No significant effect: SO 18 Economy & Employment Development has 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 rejected for allocation. This site is formed of agricultural land situated in an isolated and detached location to the west of the A27. The site is dependent upon a vehicular access from other adjoining SHELAA sites submitted and these sites have also not been considered suitable within this process. The site is also remote from local services and facilities in Polegate and housing development would be out of keeping with the rural location and would have an unacceptable impact on the wider landscape. Development here would be severed from the town by the duelled A27 in this location and would appear unrelated to it. The travel distances involved, and the practical difficulties of access, would increase car dependency and contribute to creating an unsuitable form of development. Development is out of character and impacts arising from proximity to the South Downs National Park and designated heritage assets may not be mitigated.

SHELAA Ref: 261/1510 **SITE:** Hindsland Fields (West), Eastbourne Road, Polegate

SUMMARY OF RESULTS:	Site No: 261/1510 Name: Hindslands Fields (West), Eastbourne Road, Polegate																			
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. Polegate 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 periphery of Polegate, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. This site falls within that proposed development boundary and is bounded by residential development. 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. **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 & SO20 Education & Skills** Development of the site for housing will contribute to the district's housing need. It will provide housing in a sustainable location, and this would be enhanced through affordable housing provision. The likely scale of development on site will also result in the need for contribution towards provision of a new primary school in the immediate area, bringing benefits to local education 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. **No significant effect: SO10 Landscape and Townscape; 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:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is taken forward for allocation. The site lies within close proximity to a sustainable settlement, with built form existing or approved adjacent. The site does not benefit from an existing vehicular access and therefore delivery would be dependent upon

	securing vehicular and pedestrian access via third party land. Other potential housing sites in the immediate vicinity have been identified as suitable and this land could be considered comprehensively with those other sites. In particular, access to the site would ideally be achieved through the adjacent SHELAA site 180/1510, the existing access to which would need to be significantly upgraded in order to facilitate the level of vehicle movements and provide improved pedestrian links onto the Eastbourne Road. Development is likely to require off site highway works and further transport studies would be needed to ascertain the nature and extent of these requirements. Subject to access, and assessment of other constraints (such as loss of playing field and retention of protected landscape features) the site is taken forward for allocation, with the site area and site constraints indicating a potential allocation for 60 (net) dwellings.

SHELAA Ref: 518/1510 **SITE:** Former Waterhouse Coaches Site, Dittons Road, Polegate

SUMMARY OF RESULTS:	Site No: 518/1510 Name: Former Waterhouse Coaches Site, Dittons Road, Polegate																			
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. Polegate 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 eastern side of Polegate, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. This site falls within that proposed development boundary and is bounded by development. 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. **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: SO8 Green and Blue Infrastructre, SO9 Biodiversity, SO 13 Travel & Accessibility and SO14 Housing** The brownfield nature of the site limits green infrastructure and biodiversity value at present, but with Biodiversity Net Gain leading to enhancement's as a result of development. Development will connect well to existing public transport options, footways, and safe cycleways, in this sustainable location. 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: SO10 Landscape and Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centre; and SO20 Education** 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 taken forward for allocation. The site comprises of derelict brownfield land (a former depot), including a dilapidated warehouse building, which lies behind existing linear residential development along Dittons Road (B2247). The site sits adjacent to the Chaucer Industrial Estate to the east, but has its own vehicular access. Development of the site would have minimal visual impact on the wider landscape. The site is well situated within the existing built form of Polegate and benefits from its close proximity to local services, amenities and public transport. This site is considered suitable for residential development, subject to a suitable vehicular access being achieved from Dittons Road. The existing vehicular access from Dittons Road to the site is narrow but there may be improvements possible. Any development would need to take into consideration the residential amenity of existing surrounding dwellings, particularly along the existing access road. Any development would also need to provide additional landscaping on the eastern boundary to provide separation from the existing Chaucer Industrial Estate. Subject to addressing these constraints, and noting them in addition to the limited size of the site, the allocation is to be taken forward for approximately 8 (net) dwellings.

SHELAA Ref: 622/1510 **SITE:** Land at Royal Mail Delivery Office, 74 High Street, Polegate

SUMMARY OF RESULTS:	Site No: 622/1510 Name: Land at Royal Mail Delivery Office, 74 High Street, Polegate																			
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. Polegate 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 in a highly sustainable location, to the northern end of Polegate High Street. Polegate is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. This site falls within the existing (and proposed) development boundary and is bounded by development. 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. **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: SO8 Green and Blue Infrastructre, SO9 Biodiversity, SO 13 Travel & Accessibility and SO14 Housing** The brownfield nature of the site limits green infrastructure and biodiversity value at present, but with Biodiversity Net Gain leading to enhancement's as a result of development. Development will connect well to existing public transport options, footways, and safe cycleways, in this sustainable location. 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: SO10 Landscape and Townscape and SO20 Education** 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 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 8 (net) dwellings in the western part of the site and has been proposed for allocation on this basis. The site is located within the existing development boundary of Polegate close to existing services and amenities in the town centre. The site has the potential to be well integrated into the existing settlement and development would not be harmful to the wider landscape or townscape, subject to consideration of the layout, height, and form of development proposed. Consideration will also need to be given to protecting neighbouring amenities in the type and scale of development brought forward. A suitable access already exists to the site. Development of this site for housing would involve the loss of existing employment and retail land, the need for which would be required to be assessed by the Council against policies within the Wealden Local Plan.

SHELAA Ref: 711/1510 **SITE:** Land at Bramley Farm, Bay Tree Lane, Polegate

SUMMARY OF RESULTS:	Site No: 711/1510 Name: Land at Bramley Farm, Bay Tree Lane, Polegate																			
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, including to the east and west of the A27/A22 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, 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 Polegate. Therefore, the site does not conform to the overall spatial strategy for the district. **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. Development of the site will also contribute to the district's housing need. It will provide housing in a sustainable location, and this would be enhanced through affordable housing provision. **Minor positive effects: SO8 Green & Blue Infrastructure, SO15 Health & Wellbeing, SO18 Economy and Employment, and SO20 Education & Skills** The development of the site would contribute to green infrastructure, having associated benefits to health and wellbeing. The scale of development will make contributions to health and education infrastructure, and provision of a mixed use development, with some commercial floor space will have positive effects on local employment. **Major negative effects: SO1 Climate Change, SO7 Pollution, SO10 Landscape and Townscape; and SO13 Travel and Accessibility** Given that the site is isolated and detached from any identified settlement or local facilities and amenities, has no pedestrian access and no access to sustainable transport links, major negative effects are expected on travel and accessibility, and subsequently climate change and pollution, including from the car dependency arising as a result of development. These issues are unlikely to be mitigated if development is forthcoming in isolation. In addition, the site is rural in character and strongly associated with the rural lane and verdant setting of the immediate street scene, rather than urban development to the south of the A27 and beyond. Development of the site will erode this character and appear isolated and alien in context. **Minor negative effects: SO6 Waste and SO19 Town & Village**

	All development will result in an increase in waste production, although the application of Local Plan policies should mitigate any negative impact. The isolated location of the site means there is no connectivity to a town or village centre, leading to a negative effect, especially if there is no provision for these services in connection with other development put forward in the area. **No significant effect: None** **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is rejected for allocation. The site is located on a rural road with no public footpaths and the land is rural in nature. The site is isolated and detached from any local facilities, amenities and public transport and the urban area of Polegate, Hailsham or any rural settlements. Owing to its location, the site sits within a strong rural landscape with a coherent green infrastructure network. Development of the site would erode this and result in an isolated housing development, out of character with he locality. The impact of this is worsened by the site also being detached in travel and transport options, with not footway link to access nearby settlements, and the services they provide, including access to sustainable transport. Development would therefore fail to comply with the spatial strategy of the area, as proposed.

SHELAA Ref: 719/1510 **SITE:** Land at Little Bramley Farm, Bay Tree Lane, Polegate

SUMMARY OF RESULTS:	Site No: 719/1510 Name: Land at Little Bramley Farm, Bay Tree Lane, Polegate																			
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, including to the east and west of the A27/A22 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, 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 Polegate. Therefore, the site does not conform to 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: SO8 Green & Blue Infrastructure, SO14 Housing, SO15 Health & Wellbeing, and SO20 Education & Skills** The development of the site would contribute to green infrastructure, having associated benefits to health and wellbeing. The scale of development will make contributions to health and education infrastructure, and provision of 75 dwellings on site would make a contribution to help meet the Districts housing need. **Major negative effects: SO1 Climate Change, SO7 Pollution, SO10 Landscape and Townscape; and SO13 Travel and Accessibility** Given that the site is isolated and detached from any identified settlement or local facilities and amenities, has no pedestrian access and no access to sustainable transport links, major negative effects are expected on travel and accessibility, and subsequently climate change and pollution, including from the car dependency arising as a result of development. These issues are unlikely to be mitigated if development is forthcoming in isolation. In addition, the site is rural in character and strongly associated with the rural lane and verdant setting of the immediate street scene, rather than urban development to the south of the A27 and beyond. Development of the site will erode this character and appear isolated and alien in context. **Minor negative effects: SO6 Waste and SO19 Town & Village** All development will result in an increase in waste production, although the application of Local Plan policies should mitigate any negative impact. The isolated location of the site means there is no connectivity to a town or village centre, leading to a negative effect, especially if there is no provision for these services in connection with other development put forward in the area.

	No significant effect: SO18 Economy & Employment **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is rejected for allocation. The site is located on a rural road with no public footpaths and the land is rural in nature. The site is isolated and detached from any local facilities, amenities and public transport and the urban area of Polegate, Hailsham or any rural settlements. Owing to its location, the site sits within a strong rural landscape with a coherent green infrastructure network. Development of the site would erode this and result in an isolated housing development, out of character with the locality. The impact of this is worsened by the site also being detached in travel and transport options, with no footway link to access nearby settlements, and the services they provide, including access to sustainable transport. Development would therefore fail to comply with the spatial strategy of the area, as proposed.

SHELAA Ref: 856/1510 **SITE:** Byeways, Sayerland Road, Polegate

SUMMARY OF RESULTS:	Site No: 856/1510 Name: Byeways, Saylerland Lane, Polegate																			
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, including to the east and west of the A27/A22 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, 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 Polegate. Therefore, the site does not conform to 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 SO15 Health & Wellbeing** The development of the site would contribute to green infrastructure, having associated benefits to health and wellbeing. The scale of development will also make a small contribution to help meet the Districts housing need. **Major negative effects: SO1 Climate Change, SO7 Pollution, SO10 Landscape and Townscape; and SO13 Travel and Accessibility** Given that the site is isolated and detached from any identified settlement or local facilities and amenities, has no pedestrian access and no access to sustainable transport links, major negative effects are expected on travel and accessibility, and subsequently climate change and pollution, including from the car dependency arising as a result of development. These issues are unlikely to be mitigated if development is forthcoming in isolation. In addition, the site is rural in character and strongly associated with the rural lane and verdant setting of the immediate street scene, rather than urban development to the south of the A27 and beyond. Development of the site will erode this character and appear isolated and alien in context. **Minor negative effects: SO6 Waste and SO19 Town & Village** All development will result in an increase in waste production, although the application of Local Plan policies should mitigate any negative impact. The isolated location of the site means there is no connectivity to a town or village centre, leading to a negative effect, especially if there is no provision for these services in connection with other development put forward in the area. **No significant effect: SO8 Green & Blue Infrastructure, SO11 Historic and Cultural Heritage, SO18 Economy & Employment, SO20 Education & Skills**

	Uncertain: for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is rejected for allocation. The site is located on a rural road with no public footpaths and the land is rural in nature. The site is isolated and detached from any local facilities, amenities and public transport and the urban area of Polegate, Hailsham or any rural settlements. Owing to its location, the site sits within a strong rural landscape with a coherent green infrastructure network. Development of the site would erode this and result in an isolated housing development, out of character with the locality. The impact of this is worsened by the site also being detached in travel and transport options, with no footway link to access nearby settlements, and the services they provide, including access to sustainable transport. Development would therefore fail to comply with the spatial strategy of the area, as proposed.

SHELAA Ref: 871/1510 **SITE:** Land South East of Sayerland Lane, Polegate

SUMMARY OF RESULTS:	Site No: 871/1510 Name: Land South East of Sayerland Road, Polegate																			
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, including to the east and west of the A27/A22 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, 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 Polegate. Therefore, the site does not conform to 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 SO15 Health & Wellbeing** The development of the site would contribute to green infrastructure, having associated benefits to health and wellbeing. The scale of development will also make a small contribution to help meet the Districts housing need. **Major negative effects: SO1 Climate Change, SO7 Pollution, and SO10 Landscape and Townscape** Given that the site is isolated and detached from any identified settlement or local facilities and amenities, and has only limited access to sustainable transport links, major negative effects are expected on climate change and pollution, including from the car dependency arising as a result of development. These issues are unlikely to be mitigated if development is forthcoming in isolation. In addition, the site is rural in character and strongly associated with the rural lane and verdant setting of the immediate street scene, rather than urban development to the south of the A27 and beyond. Development of the site will erode this character and appear isolated and alien in context. **Minor negative effects: SO6 Waste, SO13 Travel & Accessibility, and SO19 Town & Village** All development will result in an increase in waste production, although the application of Local Plan policies should mitigate any negative impact. The isolated location of the site means there is no connectivity to a town or village centre, leading to a negative effect, but some option remains to provide limited access, to help partially mitigate this. **No significant effect: SO8 Green & Blue Infrastructure, SO18 Economy & Employment, SO20 Education & Skills** **Uncertain:** for the remaining objectives, more information is required to determine the effects.

Selected / Rejected for allocation	The site is rejected for allocation. The site is located on a rural road with no public footpaths and the land is rural in nature. The site is isolated and detached from any local facilities, amenities and public transport and the urban area of Polegate, Hailsham or any rural settlements. Even if enhancements were made to improve connectivity to nearby routes, the site remains detached from any settlement. Owing to its location, the site sits within a strong rural landscape with a coherent green infrastructure network. Development of the site would erode this and result in an isolated housing development, out of character with the locality. Development would therefore fail to comply with the spatial strategy of the area, as proposed.

SHELAA Ref: 896/1510 **SITE:** Land North of Polegate

SUMMARY OF RESULTS:	Site No: 896/1510 Name: Land North of Polegate																			
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 to the west of the A27/A22 area. 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 not located within a sustainable settlement and does not have access via sustainable modes of transport to the nearest sustainable settlement, which is Polegate. 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: SO14 Housing** Development of the site will make a significant contribution to the district's housing need. It will provide housing and enhanced affordable housing provision. **Minor positive effects: SO8 Green & Blue Infrastructure, SO15 Health & Wellbeing, and SO20 Education & Skills** The development of the site would contribute to green infrastructure, and associated development on site will include amenity space and play provision, which will contribute to health outcomes. The scale of development will make contributions to health and education infrastructure. **Major negative effects: SO7 Pollution,** and **SO10 Landscape and Townscape** Given that the site is isolated and detached from any identified settlement or local facilities and amenities, and has limited access to sustainable transport links, major negative effects are expected on pollution, from the car dependency arising as a result of development. The site is located in a rural area, with some limited views of the South Downs National Park and part of the High Weald landscape, leading to likely significant landscape effects from development of the scale and location proposed. Developing this site would introduce significant built form into a largely rural area, out of character with the townscape and causing harm that is unlikely to be suitably mitigated. **Minor negative effects: SO1 Climate Change; SO6 Waste; SO13 Travel and Accessibility; 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 waste production, although the application of Local Plan policies should mitigate any negative impact. The isolated location of the site means there is no connectivity to a town or village centre, leading to a negative effect, especially if there is no provision for these services in connection with other development put forward in the area.

	No significant effect: SO18 Economy & Employment There is likely to be no significant effect on this assessment criteria. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	This is an extensive site comprising mainly of fields used for grazing together with dispersed residential properties located to the south of Hailsham and to the north of the A27 and Polegate. The A22 runs along the western boundary of the site and the Cuckoo trail along the eastern boundary. The site is isolated and detached from any local facilities, amenities, public transport, and the urban area of Hailsham or Polegate. Owing to its location and the rural nature of the site it is not considered suitable for development. The 2023 Landscape Sensitivity Assessment states that the site is moderately to highly sensitive to development. Any proposed development would need to be planned with great care and consideration of key sensitivities, including ancient woodland at Nightingale Farm Shaw, intact historic field patterns, strong hedgerow network including mature hedgerow trees, access through the site on public rights of way and views into the site from the Cuckoo Trail, and noting limited views from the South National Park and High Weald. There are particular constraints in terms of the landscape setting and character 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 limited sustainable travel access to Polegate. Whilst the scale of proposed development put forward could address some issues, it is felt that the major and minor positive effects for housing and infrastructure 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. For these reasons, the site is rejected for allocation.

SHELAA Ref: 939/1510 **SITE:** Land Rear of Nightingale Villas, Hailsham Road, Polegate

SUMMARY OF RESULTS:	Site No: 939/1510 Name: Land Rear of Nightingale Villas, Hailsham Road, Polegate																			
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 to the west of the A27/A22 area. 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 not located within a sustainable settlement and does not have access via sustainable modes of transport to the nearest sustainable settlement, which is Polegate. 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: SO3 Flood Risk** The site is not at risk from flooding, thus development and use are suitable for this site. **Minor positive effects: SO14 Housing SO15 Health & Wellbeing, and** The development of the site would contribute to green infrastructure, and associated development on site will include amenity space and play provision, which will contribute to health outcomes. The scale of development will make some contribution to the Districts housing need. **Major negative effects: SO1 Climate Change, SO7 Pollution, SO10 Landscape and Townscape and SO13 Travel and Accessibility.** Given that the site is isolated and detached from any identified settlement or local facilities and amenities, and has limited access to sustainable transport links, major negative effects are expected on pollution and travel and accessibility, from the car dependency arising as a result of development. The site is located in a rural area. Developing this site would introduce significant built form into a largely rural area, out of character with the townscape and causing harm that is unlikely to be suitably mitigated. **Minor negative effects:; SO6 Waste and SO19 Town & Village** All development will result in an increase in waste production, although the application of Local Plan policies should mitigate any negative impact. The isolated location of the site means there is no connectivity to a town or village centre, leading to a negative effect, especially if there is no provision for these services in connection with other development put forward in the area. **No significant effect: SO8 Green & Blue Infrastructure; SO11 Historic and Cultural heritage; SO18 Economy & Employment, SO20 Education & Skills** There is likely to be no significant effect on this assessment criteria.

	Uncertain: for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site comprises a yard area used as a workshop, stables and paddocks located to the south of the built up area of Hailsham. The A22 runs along the western boundary of the site. The site is isolated and detached from any local facilities, amenities and public transport and the urban areas of Hailsham or Polegate, or any rural settlements. Owing to its location and the rural nature of the site it is not considered suitable for development. 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 limited sustainable travel access to Polegate. For these reasons, the site is rejected for allocation.

SHELAA Ref: 967/1510 **SITE:** Polegate Station Car Park (Site 2), High Street, Polegate

SUMMARY OF RESULTS:	Site No: 967/1510 Name: Polegate Station Car Park (Site 2), High Street, Polegate																			
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. Polegate 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 in a highly sustainable location, in a central are of Polegate, accessed off the High Street. Polegate is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. This site falls within the existing (and proposed) development boundary and is bounded by development. The site conforms with the overall spatial strategy for development within Wealden as a whole as it is within reach 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: SO8 Green and Blue Infrastructre, SO9 Biodiversity, SO 13 Travel & Accessibility and SO14 Housing** The brownfield nature of the site limits green infrastructure and biodiversity value at present, but with Biodiversity Net Gain leading to enhancement's as a result of development. Development will connect well to existing public transport options, footways, and safe cycleways, in this sustainable location. 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: SO11 Historic and Cultural Heritage; SO18 Economy & Employment; and SO20 Education** 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 40 – 45 (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 25 (net) dwellings and has been proposed for allocation on this basis. The site is centrally located within Polegate and is sustainable, already benefiting from a suitable vehicular access and pedestrian links to the wider area. The site is bounded by existing residential development to the north and east, with Polegate rail station to the south and existing development on Polegate High Street to the west, which includes a retail parade. The use of the car park is predominately for those visiting Polegate Town Centre and the rail station and it would need to be demonstrated that either the car park can be preserved through a new scheme (if required) or the loss of the car park is appropriate following an parking survey in this location. The site is subject to a full planning application for 36 (net) dwellings under planning reference WD/2022/1216/MAJ but this was refused owing to the density and massing of the development.

SHELAA Ref: 1065/1510 **SITE:** Land North of Lewes Road, Polegate

SUMMARY OF RESULTS:	Site No: 1065/1510 Name: Land North of Lewes Road, Polegate																			
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 to the west of the A27/A22 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, 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 Polegate. 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: SO14 Housing** Development of the site will contribute to the district's housing need. It will provide housing and enhanced affordable housing provision. **Minor positive effects: SO15 Health & Wellbeing, S18 Economy & Employment and SO20 Education & Skills** The development of the site would contribute to green infrastructure, and associated development on site will include amenity space and play provision, which will contribute to health outcomes. The scale of development will make contributions to health and education infrastructure. In addition, if employment space were provided in redevelopment, as set out in submissions, this would increase employment floorspace provision in the District. **Major negative effects: SO1 Climate Change, SO7 Pollution, SO10 Landscape and Townscape; SO11 Historic & Cultural heritage; and SO13 Travel and Accessibility** 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, major negative effects are expected on travel and accessibility, and subsequently climate change and pollution, from the car dependency arising as a result of development. These issues are unlikely to be mitigated if development is forthcoming in isolation. In addition, the site is located adjacent to the South Downs National Park and nearby heritage assets, including Registered Park and Gardens. Developing this would introduce significant built form into a largely rural area, affecting setting of these designated sites, causing harm that is unlikely to be suitably mitigated. **Minor negative effects: SO3 Flood Risk, SO6 Waste and SO19 Town & Village** The site includes a small parcel of land in Flood Zone 2/3 and is liable to surface water flooding, both of which require assessment, including to effects of providing access on site, and nay necessary mitigation for surface water impact. All

	development will result in an increase in waste production, although the application of Local Plan policies should mitigate any negative impact. The isolated location of the site means there is no connectivity to a town or village centre, leading to a negative effect, especially if there is no provision for these services in connection with other development put forward in the area. **No significant effect: SO8 Green and Blue Infrastructure** 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 rejected for allocation as development would be unsuitable in this semi-rural location. The site is severed from Polegate by the A27 that is duelled in this location, as well the rail line (Eastbourne to Lewes) that is to the south of the site. Despite the sites proximity to built form the opposite side of the A27, the site is rural in nature (used mainly for livestock farming) and is severed from local services and facilities, including public transport links in Polegate. Owing to its location, this site is unsuitable for residential development by itself and would be out of keeping with the surrounding land uses. The impact on the setting of the listed buildings forming Wootton Manor located to the west of the site, the Historic Park and Garden and the landscape impact on the setting of the South Downs National Park would also need to be considered as part of any scheme, and may have significant adverse impacts. 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 Polegate. 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. The site would only be suitable subject to significant infrastructure improvements to deal with the sites severance with Polegate (through a grade separated junction at Cophall Roundabout and associated road infrastructure). However in assessing this site, 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.

SHELAA Ref: 1068/1510 **SITE:** Polegate Station Car Park (Site 1), High Street, Polegate

SUMMARY OF RESULTS:	Site No: 1068/1510 Name: Polegate Station Car Park (Site 1), High Street, Polegate																			
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	Polegate 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 in a highly sustainable location, in a central area of Polegate, accessed off the High Street. Polegate is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. This site falls within the existing (and proposed) development boundary and is bounded by development. The site conforms with the overall spatial strategy for development within Wealden as a whole, subject to retention of commercial and retail uses, and delivery of housing on parts of the site suitable. **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: SO8 Green and Blue Infrastructre, SO9 Biodiversity, SO 13 Travel & Accessibility and SO14 Housing** The brownfield nature of the site limits green infrastructure and biodiversity value at present, but with Biodiversity Net Gain leading to enhancement's as a result of development. Development will connect well to existing public transport options, footways, and safe cycleways, in this sustainable location. Development of the site for housing will contribute to the district's housing need. **Major negative effects: SO10 Landscape and Townscape** Development of the site in its entirety, for the quantum of development proposed, is likely to result in a significant adverse impact on the townscape of this central site in Polegate. This is noting the difficulties in achieving any further development to the western part of the site, and previous refused planning permissions on the eastern part of the site, due to scale of development and harm caused. Redevelopment part of the site, on a smaller scale than previously proposed, may be deliverable. **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 and Cultural Heritage and SO20 Education** 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 comprises two parcels of land to the east of the High Street, Polegate and to the north of Polegate rail station. The eastern portion is a privately owned car park, which has been assessed as part of SHELAA site 967/1510. Redevelopment of that part of the site is deemed acceptable, subject to assessment of impact from potential loss of car parking, and careful consideration of design, scale, and form of development, to protect the character of the locality and neighbouring amenities. That part of the site is allocated, as reflected in the allocation of SHELAA site 967/1510 for 25 (net) dwellings. However, the remainder of the site is rejected for allocation. In this regard, it is difficult to see how any further development can be accommodated to the western part of the site without causing harm. Any increase in height to facilitate extra residential units above those which already exist will dominate both the skyline, main street scene and immediate locality. In addition, this western part of the site accommodates a number of retail and service units which fall within the town centre boundary of Polegate and must be retained. Their loss would adversely affect the vitality and viability of the town centre and wider Polegate High Street. Given the existence of a building which already accommodates these uses, and cannot be extended, nor would be welcomed for demolition due to the impacts on waste, pollution, and failure to reuse existing buildings, any redevelopment option here is rejected. This is notwithstanding the highly sustainable location of the site and need to make best use of land, which it is considered is achievable through the vacant brownfield parcel to the east of the site only. The site is to be partly allocated, for approximately 25 (net) dwellings and is allocated on that basis.

SHELAA Ref: 1069/1510 **SITE:** Land West of Polegate

SUMMARY OF RESULTS:	Site No: 1069/1510 Name: Land West of Polegate																			
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 to the west of the A27/A22 area. 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 not located within a sustainable settlement and does not have access via sustainable modes of transport to the nearest sustainable settlement, which is Polegate. 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: SO14 Housing** Development of the site will make a significant contribution to the district's housing need. It will provide housing and enhanced affordable housing provision. **Minor positive effects: SO8 Green & Blue Infrastructure; SO15 Health & Wellbeing, S18 Economy & Employment and SO20 Education & Skills** The development of the site would contribute to green infrastructure, and associated development on site will include amenity space and play provision, which will contribute to health outcomes. The scale of development will make contributions to health and education infrastructure. In addition, if employment space were provided in redevelopment, as set out in submissions, this would increase employment floorspace provision in the District. **Major negative effects: SO7 Pollution, SO10 Landscape and Townscape; and SO11 Historic & Cultural Heritage** Given that the site is isolated and detached from any identified settlement or local facilities and amenities, and has limited access to sustainable transport links, major negative effects are expected on climate change and pollution, from the car dependency arising as a result of development. The site is located adjacent to the South Downs National Park, in a rural area, with views of the High Weald landscape, leading to likely significant landscape effects from development of the scale and location proposed. That development sits adjacent to designated heritage assets, including Registered Park and Gardens. Developing this site would introduce significant built form into a largely rural area, affecting setting of these designated sites, causing harm that is unlikely to be suitably mitigated. **Minor negative effects: SO1 Climate Change; SO6 Waste; SO13 Travel and Accessibility; 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

	waste production, although the application of Local Plan policies should mitigate any negative impact. The isolated location of the site means there is no connectivity to a town or village centre, leading to a negative effect, especially if there is no provision for these services in connection with other development put forward in the area. **No significant effect: None** Svale of development means there is likely to be an affect across all assessment criteria. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	This is an extensive site comprising mainly of undulating fields used for grazing to the west and north west of the urban settlement of Polegate. The site is predominantly agricultural grazing land, although a small proportion of the site is formed of the residential dwellings and associated farm buildings of Cophall Farm, and service areas at Cophall roundabout. The site is bounded to the east and south by the A22/A27 interchange, which separates the site from the urban settlement of Polegate. The 2023 Landscape Sensitivity Assessment states that the site is moderately to highly sensitive to development. There are portions of the site which are relatively well enclosed within the wider landscape, benefitting from the extensive level of screening which surrounds the site. However, there are particular constraints in terms of the landscape setting of the South Downs National Park, which lies in close proximity to the site's southern boundary. The impact on the setting of the listed buildings forming Wootton Manor located to the west of the site, the Historic Park and Garden and may also have significant adverse impacts. 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 limited sustainable travel access to Polegate. 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, infrastructure 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. For these reasons, the site is rejected for allocation.

SHELAA Ref: 1169/1510 **SITE:** Land at Honey Farm, A27, Polegate

SUMMARY OF RESULTS:	Site No: 1169/1510 Name: Land at Honey Farm, A27, Polegate																			
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 to the west of the A27/A22 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, 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 Polegate. Therefore, the site does not conform to the overall spatial strategy for the district. **Major positive effects: None** **Minor positive effects: SO14 Housing; and SO15 Health & Wellbeing** Development of the site will contribute to the district's housing need. It will provide housing and some enhanced affordable housing provision. Develop of the site would include amenity space and play provision, which will contribute to health outcomes. **Major negative effects: SO1 Climate Change, SO7 Pollution, SO10 Landscape and Townscape; and SO13 Travel and Accessibility** 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, major negative effects are expected on travel and accessibility, and subsequently climate change and pollution, from the car dependency arising as a result of development. These issues are unlikely to be mitigated if development is forthcoming in isolation. In addition, the site is located adjacent to the South Downs National Park and development would introduce significant built form into a largely rural area, affecting setting of these designated sites, causing harm that is unlikely to be suitably mitigated. **Minor negative effects: SO3 Flood Risk, SO6 Waste and SO19 Town & Village** The site includes a small parcel of land in Flood Zone 3 and is liable to surface water flooding, both of which require assessment, including to effects of providing access on site, and any necessary mitigation for surface water impact. All development will result in an increase in waste production, although the application of Local Plan policies should mitigate any negative impact. The isolated location of the site means there is no connectivity to a town or village centre, leading to a negative effect, especially if there is no provision for these services in connection with other development put forward in the area. **No significant effect: SO8 Green and Blue Infrastructure; SO18 Economy & Employment; and SO20 Education and 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 rejected for allocation. This site is not considered suitable for development as a single entity given its isolated and severed location from Polegate, with no reasonable pedestrian or vehicular links to Polegate. The site is isolated and detached from any local facilities, amenities, and the main urban area of Polegate, including sustainable modes of travel. The site lacks connectivity to Polegate and has been severed off by the A27 that is now duelled in this location. Development would be out of character, exacerbated by its location at the eastern gateway of the South Downs National Park. Development is therefore not supported.

Appendix A11z Parish: Rotherfield

SHELAA Ref: 1010/1110 **SITE:** Owlsbury Depot, Hadlow Down Road, Crowborough

SUMMARY OF RESULTS:	Site No: 1010/1110 Name: Owlsbury Depot, Hadlow Down 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. The site lies in the countryside, a significant distance from the nearest settlement of Crowborough, which 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, 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; 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 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. Whilst there are no details as to the type of employment provision or scale, minor positive effects are likely on this SA Objective as employment opportunities will continue on site. 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: SO13 Sustainable Travel & Accessibility** 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 major negative impact on this SA Objective. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7: Pollution; SO10 Landscape & Townscape and SO19 Town & Village Centre and SO20 Education and Skills**

	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 National Landscape, however the impact is lessened due to the sites current use. The development for residential would result in the loss of an existing employment use that would result in a minor negative impact on this SA Objective. The impact is likely to be minor positive in the short term in regard to skills and training in construction, however given the site is located a significant distance from educational facilities, the impact on this SA Objective is considered to be minor negative. **No significant effect: SO11 Historic & Cultural Heritage** 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. **Uncertain:** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not selected for allocation. The site lies in an isolated location within the countryside to the south of Crowborough and is located a significant distance from any local services, amenities, or public transport. Development in this location would be wholly car reliant as pedestrian and cycling connectivity will not be possible to the settlement. Development is also likely to be impacted by noise from neighbouring land uses.

SHELAA Ref: 1015/1110

SITE: Orchard Farm (formerly Tubwell Farm), Tubwell Lane, Crowborough

SUMMARY OF RESULTS:	Site No: 1015/1110	Name: Orchard Farm (formerly Tubwell Farm), Tubwell Lane, 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 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; SO8 Green & Blue Infrastructure; SO14 Housing; 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 surface water flood risk, the impact on this SA Objective is likely to be minor positive over all timeframes. The impact on this SA Objective is to be minor positive as the applicant has indicated that they will be retaining almost all existing green infrastructure within the site as well as providing enhancements. Furthermore, they will be seeking to provide blue infrastructure on 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 further enhanced by the intention of the applicant to provide affordable housing on the site and a housing mix of houses and bungalows. The promoter for the site has indicated that open space and allotments will be provided on site. Furthermore, the development will provide affordable housing and comprise of mix of housing, including bungalows. The impacts on this SA Objective are considered to be minor positive due to the positive contributions that will come forward as part of the site. **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 National 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 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 National Landscape and would be out of character with existing character of the area. The impact of development would be difficult to lessen via mitigation. **No significant effect: SO7 Pollution; SO9 Biodiversity; 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. It is considered that there will be no significant effect on this SA Objective as the applicant has proposed that mitigation measures will be implemented as part of any development to mitigate the impacts upon biodiversity. Further investigations may be required into the potential effect on these assets, but it is considered that development will not have an impact on heritage assets that there is no significant effect on this SA Objective. The development of this site would place future residents within close proximity of the sustainable settlement of Crowborough 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 Crowborough and Jarvis Brook 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:** For the remaining objectives, more information is required to determine the effects.

Selected / Rejected for allocation	The site is not selected for allocation. The site lies wholly within the High Weald National Landscape and is in an area that is sensitive to development. The development of this site would have an unjustified impact on attractive rural character and appearance of the landscape. The development would represent further encroachment of development within the countryside to the south east of Crowborough.

SHELAA Ref: 1016/1110 **SITE:** Danefield Farm, Boars Head, Crowborough

SUMMARY OF RESULTS:	Site No: 1016/1110 Name: Danefield Farm, Boars Head, 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 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: 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 further enhanced by the intention of the applicant to provide affordable housing on the site and a housing mix of houses and bungalows. **Major negative effects: SO10 Landscape & Townscape** The impact is expected to be major negative as the site would involve the development of land within the High Weald National Landscape and significant development in this location would be significantly out of character with and have a detrimental impact upon the surrounding landscape. **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 National Landscape and would be out of character with existing character of the area. The impact of development would be difficult to lessen via mitigation.

	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. Further investigations may be required into the potential effect on these assets, but it is considered that development will not have an impact on heritage assets that there is no significant effect on this SA Objective. The development of this site would place future residents within close proximity of the sustainable settlement of Crowborough 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 Crowborough and Jarvis Brook 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; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO13 Sustainable Travel & Accessibility; SO15 Health and 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 impact is expected to be major negative as the site would involve the development of land within the High Weald National Landscape and significant development in this location would be significantly out of character with and have a detrimental impact upon the surrounding landscape. The site is highly exposed within the wider landscape and would represent an encroachment of development to the north of the A26 in this location which would appear isolated in nature.

SHELAA Ref: 1017/1110 **SITE:** The Millbrook Nursery, Treblers Road, Crowborough

SUMMARY OF RESULTS:	Site No: 1017/1110 Name: The Millbrook Nursery, Treblers 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 was recently refused planning permission for 6 (net) dwellings under planning reference WD/2017/0499/MAO. It is now subject to an ongoing appeal. 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	**Major positive effects: SO3 Flood Risk** 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. **Minor Positive effects: SO8 Green & Blue Infrastructure; SO9 Biodiversity and SO14 Housing** The scheme submitted as part of the ongoing application indicates that green infrastructure would be enhanced across the site, the effects SA Objective are minor positive if the scheme is brought forward. The scheme submitted as part of the ongoing application indicates that an ecological buffer would be created, and biodiversity would be enhanced across the site, the effects SA Objective are considered to be minor positive if the scheme is brought forward. 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: SO10 Landscape & Townscape** The impact is expected to be major negative as the site would involve the development of land within the High Weald National Landscape and significant development in this location would be significantly out of character with and have a detrimental impact upon the surrounding landscape.

	Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO10 Landscape & Townscape and SO13 Sustainable Travel & Accessibility 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 sites location within the High Weald National landscape 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. However, it is acknowledged that some mitigation is possible. The impact on this SA Objective would be considered to be minor negative given the proximity of the site to the bus stops and Crowborough train station, however, no formal pedestrian footpaths to these forms of sustainable travel have been provided as part of the ongoing development. **No significant effect: SO7 Pollution; SO11 Historic & Cultural Heritage; SO15 Health and Wellbeing; SO17 Social Deprivation; 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 its location close to sustainable transport, it is considered there will be no significant effect on this SA Objective. This is reliant on the site achieving pedestrian access to Crowborough. 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 on this SA Objective. Given the current proposals for the site only include market housing, it is considered there will be is 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 Crowborough 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 Crowborough and Jarvis Brook 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; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO12 Digital Infrastructure and SO16 Quality of Life & Place** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not selected for allocation. The site is located outside of the proposed settlement boundary for the site and would create a reliance on the private motor vehicle to access key services and amenities within the settlement. The site is located within the High Weald National Landscape and development would have an impact upon the rural character and appearance of the landscape to the south of the south.

SHELAA Ref: 1018/1110 **SITE:** Hideaway, Tubwell Lane, Crowborough

SUMMARY OF RESULTS:	Site No: 1018/1110 Name: Hideaway, Tubwell Lane, 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 is subject to an ongoing outline application for 6 (net) dwellings under planning reference WD/2023/0099/MAO. Crowborough 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 would be considered to be minor positive, given the proximity of the site to the bus stops and Crowborough train station, which can be accessed on foot. 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:** **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 & Townscape; SO11 Historic & Cultural Heritage; 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 current use of the site and its location within the existing built up area of Crowborough, it is considered that there would be no significant effects 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 Crowborough 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 Crowborough and Jarvis Brook 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; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; 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 5 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would be appropriate for up to 5 (net) dwellings and has been proposed for allocation on this basis. The site is in a semi-rural location but does benefit from being in reasonably close proximity to the services, amenities and public transport available in Jarvis Brook. The site is well enclosed within the wider landscape and would have no impact upon historic assets. The development of the site would be required to retain existing vegetation where possible and consider the residential amenity of existing dwellings. The site would be required to provide an upgraded vehicular access and to consider how pedestrian connectivity can be achieved from the site to the surrounding area.

SHELAA Ref: 1139/3250 **SITE:** Land at Court Farm, Rotherfield Road, Rotherfield

SUMMARY OF RESULTS:	Site No: 1139/3250 Name: Land at Court Farm, Rotherfield Road, Rotherfield																			
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 whole site is 34.7ha in size, however, the layout submitted as part of the SHELAA application indicates that development will be located within the eastern parts of the site adjacent the settlement boundary. This corresponds to an ongoing full planning application for 75 (net) dwellings within the site under planning reference WD/2023/0893/MEA. Rotherfield is classed as a sustainable settlement in the Settlement Hierarchy. There are few sites within Rotherfield that have been taken through to this part of the SA process, however, this site is of significant size in comparison to the existing form of Rotherfield. 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: SO3 Flood Risk** 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. **Minor positive effects: SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO14 Housing; SO16 Quality of Life & Place and SO17 Social Deprivation** A minor negative effect is likely in the short to medium term on SA Objectives 8 and 9 as the site is developed, however over the longer term, minor positive effects are expected as green and blue infrastructure and biodiversity measures becomes established. This is only in relation to the part of the site subject to the ongoing planning permission that has also been identified by the application as the location for residential development within the SHELAA submission. The proposed development of 75 (net) dwellings will significantly contribute to the Council's housing need. The submitted planning application demonstrates that affordable housing will be achieved on the site at a rate of 40%. 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 and will reduce social deprivation. The applicant has also indicated that the scheme has been designed in accordance with the Wealden Design Guide. **Major negative effects: SO10 Landscape and Townscape and SO13 Travel & Accessibility** The impact is considered to be major negative as development of the site would have a significantly detrimental impact upon the High Weald National Landscape that could not be mitigated due to the sites prominent position within the landscape. The impact on this SA Objective is considered to be major negative as the site cannot currently demonstrate that it can secure pedestrian connectivity to Rotherfield that would be supported by the local highways authority, as demonstrated within the ongoing planning application.

	Minor negative effects: SO1 Climate Change Mitigation; 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. 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. 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: S04 Water Resource/Quality; SO18 Economy & Employment and SO19 Town & Village Centre** Given that the ongoing application has demonstrated that the site would not impact upon water quality and that measures to ensure water efficiency will be implemented. 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 should be no significant impact on this SA Objective given the quantum of development proposed for the site. The site is in close proximity to the services and facilities in Rotherfield, together with public transport, however, the site is unable to demonstrate a suitable pedestrian access to Rotherfield and is therefore detached from the settlement. Therefore, there is no significant effect on this SA Objective. **Uncertain: SO2 Climate Change Adaption; SO5 Soil, Land & Minerals; SO11 Historic & Cultural Heritage SO12 Digital Infrastructure; SO15 Health & Wellbeing; and SO20 Education & Skills** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not selected for allocation. The site is highly visible in the wider landscape and forms part of the attractive rural setting of the village. The topography of the site makes some parts highly visible within the wider High Weald National Landscape and the public rights of way network that crosses through the site increases sensitivity. Development would be out of keeping with and have an unjustified impact upon the character and appearance of the wider landscape in this location. The development of the whole parcel of land would significantly increase the size of the existing village and would detrimentally impact its existing townscape. The development of the site would create a complete reliance on the private motor vehicle to access existing services and amenities as the site has not currently demonstrated how suitable pedestrian connectivity can be achieved to Rotherfield as part of the ongoing planning application. There are also remains significant concerns of the impact of development upon historic features located to the north and east of the site which remain unresolved.

Appendix A11aa Parish: Uckfield

SHELAA Ref: 205/1410 **SITE:** Land at Horstedpond Farm, Lewes Road, Uckfield

SUMMARY OF RESULTS:	Site No: 205/1410 SITE: Land at Horstedpond Farm, Lewes 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 outline application (WD/2022/2216/MAO) for development on the site. 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 currently detached from Uckfield, a sustainable settlement according to the settlement hierarchy, although ongoing residential developments to the north of the site would connect this site with the rest of Uckfield. The site has access to public transport that would connect the site to the services and facilities in Uckfield. The site lies within the proposed development boundary for Uckfield and therefore conforms with the overall strategy for development within Wealden as it within a sustainable settlement. **Major positive effects: SO14 Housing** The applicate has proposed 450 (net) dwellings on this site, this would make substantial contribution towards Wealden's housing needs. However, details are lacking as to any affordable housing provision etc. **Minor positive effects: SO8 Green & Blue Infrastructure and SO9 Biodiversity** The development of the site includes the provision of SANGs on the site and land adjacent to the north, this would contribute towards the district's biodiversity net gain in an area outside of Biodiversity Opportunity Area. Additionally, as the Local Plan policies are implemented for biodiversity mitigation methods there is potential for reducing biodiversity in the area. **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO3 Flood Risk, SO6 Waste, SO7 Pollution and SO13 Travel & Accessibility** The majority of the site is within Flood Zone 1, however the northern part of the site is within Flood Zones 2 and 3 as it is a shallow valley along the Ridgewood Stream, which flows from the east to the west through north of the site. Although the applicant has indicated that this area would be incorporated into the overall development as open space. 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. The size of proposed development on the site results in increase pressure on the existing highway infrastructure and the need to provide a new access via a new roundabout on Lewes Road. **No significant effect: SO18 Economy & Employment and SO20 Education & Skills** The details within the proposed within the outline planning application (WD/2022/2216/MAO) for the site and the site's location mean no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 450 (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 350 (net) dwellings and has been proposed for allocation on this basis. Development here would be a continuation of the ongoing development along Lewes Road, in particular at the site west of Uckfield and Ridgewood House. Additionally, the site is within the Uckfield proposed development boundary and the services, facilities, and public transport available within Uckfield are accessible from the site. Any scheme design would need to ensure

	that the landscape structure is strengthened and reinforced with additional landscaping (particularly along the southern boundary with the A22) and the provision of green networks. This would need to be achieved whilst also being sited so as to minimise the influence of development on historic features at Horstedpond farmstead and Uckfield Millennium Green. The design of the development would be required to take into account the Grade II listed building (The Old Farmhouse Horstedpond) and its setting which is located within the centre of the site. The site is also located in close proximity to Horstedpond Wood (ancient woodland) which is located adjacent to the southeastern boundary of the site. Furthermore, there is severe flood risk at the northern boundary to the site (Flood Zone 3) that will preclude residential in that part of the site. Lastly, the site is within 7km of the Ashdown Forest SPA and given the scale of the site and the requirement for mitigation for residential development the site will require the provision of SANGs mitigation to serve the development.

SHELAA Ref: 006/1410 **SITE:** Land at Thorncrest, Lewes Road, Uckfield

SUMMARY OF RESULTS:	Site No: 006/1410 Name: Land at Thorncrest, Lewes 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. 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	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. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network 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 currently detached from Uckfield, a sustainable settlement according to the settlement hierarchy, although ongoing residential developments would help connect this site with the rest of Uckfield. The site has access to public transport that would connect the site to the services and facilities in Uckfield. The site lies within the proposed development boundary for Uckfield and therefore conforms with the overall strategy for development within Wealden as it within a sustainable settlement. Major positive effects: None Minor positive effects: SO3 Flood Risk and SO14 Housing The site is located within Flood Zone 1, and as such, is at the lowest risk of flooding. Whilst there will be an increase in impermeable surface as a result of development, and that an element of risk from surface water flooding exists from the former quarry, this will not form part of the developable area. Mitigation through sustainable drainage provision will ensure that flood risk is suitably controlled. The provision of 30 additional dwellings on this site would make a much need contribution towards Wealden's housing needs. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Major negative effects: None Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution and SO13 Travel & Accessibility All development will result in an increase in greenhouse gas emissions and waste production, particularly with an increase of private motor vehicles inevitably arising from the development. However, the application of Local Plan policies should mitigate any negative impacts. There are potential access constraints which will need to be further assessed, although this can be addressed through the application of relevant policies and detailed design of the proposal. The site is located in a relatively accessible location where there are alternative opportunities to travel other than relying on the private car. No significant effect: SO4 Water Resources and Quality, SO10 Landscape & Townscape, SO18 Economy & Employment and SO19 Town & Village Centres Whilst all development will result in additional pressure on water resources, the application of policies in the Plan will provide sufficient mitigation through good design, noting that all development will need to comply with the most up to date Building Regulations, as well as the requirements of The Environment Act 2021.

	The site is identified as being of low to moderate sensitivity in landscape terms and is not sited within the High Weald National Landscape. Given existing built form surrounding the site there is not considered to be a significant effect on the landscape or townscape. The site does not propose retail or employment uses, and as such there will be no significant effect on these objectives. Uncertain: for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 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 30 (net) dwellings in the south of the site, as the site is constrained due to the physical topography of the disused quarry at the northern end, which is likely to have ecological value which would need to be fully investigated. The site has been proposed for allocation on this basis. Development would be a continuation of the ongoing development along Lewes Road, in particular at the site west of Uckfield and Ridgewood House, along the residential fringe to the south of Uckfield, and will provide additional opportunities for both market and affordable housing to address the district's housing needs. Additionally, the site is within the Uckfield proposed development boundary and the services, facilities, and public transport available within Uckfield are accessible from the site. The sites development will however, need to take account of the restrictions to the access and ensure the ecological value of the site is not compromised, ensuring appropriate mitigation measures are implemented to ensure no net loss of biodiversity and a biodiversity net gain in line with plan policies.

SHELAA Ref: 1144/1410 **SITE:** Land South West of Ridgedown, Lewes Road, Uckfield

SUMMARY OF RESULTS:	Site No: 1144/1410	Name:	Land south west of Ridgedown, Lewes 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. 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	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 itself is considered to be in a relatively sustainable location with good access to public transport provision. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network 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 currently detached from the centre of Uckfield, a sustainable settlement according to the settlement hierarchy. The site has good access to public transport that would connect the site to the services and facilities in Uckfield. The site lies within the proposed development boundary for Uckfield and therefore conforms with the overall strategy for development within Wealden as it within a sustainable settlement. Major positive effects: SO14 Housing The provision of this scale of additional dwellings on this site would make a much need contribution towards Wealden's housing needs. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Minor positive effects: SO3 Flood Risk, SO9 Biodiversity and SO13 Travel and Accessibility The site is located within Flood Zone 1, and as such, is at the lowest risk of flooding. Whilst there will be an increase in impermeable surface as a result of development, and that an element of risk from surface water flooding at small points within the site, it is considered that mitigation through sustainable drainage provision will ensure that flood risk is suitably controlled. The site mainly comprises grassland, and the retention of boundary vegetation, together with the achievement of Biodiversity Net Gain is likely to provide a betterment in terms of its biodiversity value. The site is served by an existing vehicular access, which subject to enhancements, could be acceptable, together with good access to public transport links, services and facilities. Major negative effects: None Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution and SO8 Green & Blue Infeastrucrure All development will result in an increase in greenhouse gas emissions, waste production and light pollution, particularly with an increase of private motor vehicles inevitably arising from the development. However, the application of Local Plan policies should mitigate any negative impacts. The development of the site will result in the loss of an open field, which contributes to the district's green infrastructure network, although achieving biodiversity net gain should increase the biodiversity value of the site.

	No significant effect: SO4 Water Resources and Quality, SO10 Landscape and Townscape, SO11 Historic and Cultural Heritage, SO18 Economy & Employment and SO19 Town & Village Centres Whilst all development will result in additional pressure on water resources, the application of policies in the Plan will provide sufficient mitigation through good design, noting that all development will need to comply with the most up to date Building Regulations, as well as the requirements of The Environment Act 2021. The site lies to the east of the site at Land West of Uckfield, which is currently under construction. The infill of this site, therefore, will not be at odds with the surrounding area, and is also well screened from longer views. There are no heritage assets within the site, and it is not considered that the development would have an impact on the setting of listed buildings nearby. The site does not propose retail or employment uses, and as such there will be no significant effect on these objectives. Uncertain: for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 65 (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 55 (net) dwellings and has been proposed for allocation on this basis. The site is in a sustainable location with good access to public transport opportunities and key services within Uckfield. Additionally, the site is within the Uckfield proposed development boundary and conforms with the spatial strategy as a whole. The site would be suitable for housing development, as it lies on the residential fringe of Uckfield, albeit separated by established allotments. Its development will provide additional opportunities for both market and affordable housing to address the district's housing need. Application of relevant policies in the Plan will ensure that mitigation measures are employed to address issues such as surface water flood risk and the impact on the landscape/townscape in terms of layout and design. The development of the site will, however, need to take account of the adjacent wildlife areas, ensuring appropriate buffers are in place, ensure the ecological value of the site is not compromised, and ensure appropriate mitigation measures are implemented to ensure no net loss of biodiversity and a minimum 20% biodiversity net gain.

SHELAA Ref: 157/1410 **SITE:** Charlwood Manor, Snatts Road, Uckfield

SUMMARY OF RESULTS:	Site No: 157/1410 Name: Charlwood Manor, Snatts 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. 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	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 principle of residential development has already been agreed through a now lapsed planning permission. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network 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 currently detached from the centre of Uckfield, a sustainable settlement according to the settlement hierarchy, although ongoing residential developments would help connect this site with the rest of Uckfield. The site has access to public transport that would connect the site to the services and facilities in Uckfield. The site lies within the proposed development boundary for Uckfield and therefore conforms with the overall strategy for development within Wealden as it within a sustainable settlement. Major positive effects: None Minor positive effects: SO3 Flood Risk and SO14 Housing The site is located within Flood Zone 1, and as such, is at the lowest risk of flooding. Whilst there will be an increase in impermeable surface as a result of development, and that an element of risk from surface water flooding exists from the former quarry, this will not form part of the developable area. Mitigation through sustainable drainage provision will ensure that flood risk is suitably controlled. The provision of up to 17 additional dwellings on this site would make a much need contribution towards Wealden's housing needs. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Major negative effects: None Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution, SO9 Biodiversity and SO13 Travel & Accessibility All development will result in an increase in greenhouse gas emissions and waste production, particularly with an increase of private motor vehicles inevitably arising from the development. However, the application of Local Plan policies should mitigate any negative impacts. There are potential access constraints which will need to be further assessed, although this can be addressed through the application of relevant policies and detailed design of the proposal. In addition the whole site is covered by a BOA, which will be affected by any development. The site is located in a relatively accessible location where there are alternative opportunities to travel other than relying on the private car. No significant effect: SO4 Water Resources and Quality, SO10 Landscape & Townscape, SO18 Economy & Employment and SO19 Town & Village Centres

	Whilst all development will result in additional pressure on water resources, the application of policies in the Plan will provide sufficient mitigation through good design, noting that all development will need to comply with the most up to date Building Regulations, as well as the requirements of The Environment Act 2021. The site is identified as being of low to moderate sensitivity in landscape terms and is not sited within the High Weald National Landscape. Given existing built form surrounding the site there is not considered to be a significant effect on the landscape or townscape. The site does not propose retail or employment uses, and as such there will be no significant effect on these objectives. Uncertain: for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal is for 17 (net) dwellings. Given the fiondings of the evidence base and SA it is considered that the site is suitable for up to 17 (net) dwellings and has been proposed for allocation on this basis. .The site is located on the urban fringe, and the principle of residential development on the site has already been established through a now lapsed planning consent. Additionally, the site is within the Uckfield proposed development boundary and the services, facilities, and public transport available within Uckfield are accessible from the site. The site would be suitable for housing development, as it would be a continuation of the residential fringe of Uckfield and will provide additional opportunities for both market and affordable housing to address the district's housing need. Application of relevant policies in the Plan will ensure that mitigation measures are employed to address issues such as surface water flood risk and the impact on the landscape/townscape in terms of layout and design. The development of the site will however, need to take account of the restrictions to the access, including improvements as required, and ensure the ecological value of the site is not compromised, ensuring appropriate mitigation measures are implemented to ensure no net loss of biodiversity and a minimum 20% gain.

SHELAA Ref: 198/1410 **SITE:** Sunview, 46 New Road, Ridgewood, Uckfield

SUMMARY OF RESULTS:	Site No: 198/1410 Name: Sunview, 46 New Road, Ridgwood, Uckfield, TN22 5TG																			
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	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 itself is considered to be in a relatively sustainable location with good access to public transport provision. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network 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 currently detached from the centre of Uckfield, a sustainable settlement according to the settlement hierarchy. The site has good access to public transport that would connect the site to the services and facilities in Uckfield. The site lies within the proposed development boundary for Uckfield and therefore conforms with the overall strategy for development within Wealden as it within a sustainable settlement. Major positive effects: None Minor positive effects: SO3 Flood Risk, SO13 Travel and Accessibility and SO14 Housing The site is located within Flood Zone 1, and as such, is at the lowest risk of flooding. Whilst there will be an increase in impermeable surface as a result of development, and that an element of risk from surface water flooding exists from the former quarry, this will not form part of the developable area. Mitigation through sustainable drainage provision will ensure that flood risk is suitably controlled. The site is served by an existing vehicular access onto New Road, which appears to be capable of accommodating two-way flow traffic and may only require minor improvements to accommodate intensification. It benefits from a good level of pedestrian connectivity and access to public transport links, services and facilities. The provision of up to 17 additional dwellings on this site would make a much need contribution towards Wealden's housing needs. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Major negative effects: None Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution and SO10 Landscape & Townscape All development will result in an increase in greenhouse gas emissions, waste production and light pollution, particularly with an increase of private motor vehicles inevitably arising from the development. However, the application of Local Plan policies should mitigate any negative impacts. The site lies in a peripheral location and there is concern that the development may be at odds with the surrounding land uses on this side of New Road. It is identified as being of moderate landscape sensitivity, and as such, the application of Local Plan policies should ensure that the design minimises any negative impacts on the Landscape as part of the development. No significant effect: SO4 Water Resources and Quality, SO18 Economy & Employment and SO19 Town & Village Centres

	Whilst all development will result in additional pressure on water resources, the application of policies in the Plan will provide sufficient mitigation through good design, noting that all development will need to comply with the most up to date Building Regulations, as well as the requirements of The Environment Act 2021. The site does not propose retail or employment uses, and as such there will be no significant effect on these objectives. Uncertain: for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal is for 30 (net) dwellings. Given the constraints identified within the evidecen base and SA, the site is considered appropriate for up to 30 (net) dwellings and is proposed for allocation on this basis. The site is in a sustainable location with good access to public transport opportunities and key services within Uckfield. Additionally, the site is within the Uckfield proposed development boundary and conforms with the spatial strategy as a whole. The site would be suitable for housing development, as it lies on the residential fringe of Uckfield, albeit separated by established allotments. Its development will provide additional opportunities for both market and affordable housing to address the district's housing need. Application of relevant policies in the Plan will ensure that mitigation measures are employed to address issues such as surface water flood risk and the impact on the landscape/townscape in terms of layout and design. The development of the site will, however, need to take account of the adjacent wildlife areas, ensuring appropriate buffers are in place, ensure the ecological value of the site is not compromised, and ensure appropriate mitigation measures are implemented to ensure no net loss of biodiversity and a minimum 20% gain.

SHELAA Ref: 323/1410 **SITE:** Land at Springfield, Lewes Road, Ridgewood, Uckfield

SUMMARY OF RESULTS:	Site No: 323/1410 Name: Land at Springfield, Lewes 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. 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	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 itself is considered to be in a relatively sustainable location with good access to public transport provision. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network 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 currently detached from the centre of Uckfield, a sustainable settlement according to the settlement hierarchy. The site has good access to public transport that would connect the site to the services and facilities in Uckfield. The site lies within the proposed development boundary for Uckfield and therefore conforms with the overall strategy for development within Wealden as it within a sustainable settlement. Major positive effects: None Minor positive effects: SO3 Flood Risk, SO8 Green & Blue Infrastructure, SO9 Biodiversity, SO13 Travel and Accessibility and SO14 Housing The site is located within Flood Zone 1, and as such, is at the lowest risk of flooding. Whilst there will be an increase in impermeable surface as a result of development, and that an element of risk from surface water flooding at small points within the site, it is considered that mitigation through sustainable drainage provision will ensure that flood risk is suitably controlled. The site mainly comprises grassland, and the retention of boundary vegetation, together with the achievement of Biodiversity Net Gain is likely to provide a betterment in terms of biodiversity and green infrastructure. The site is served by an existing vehicular access onto Lewes Road and good access to public transport links, services and facilities. The provision of additional dwellings on this site would make a much need contribution towards Wealden's housing needs. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Major negative effects: None Minor negative effects: SO1 Climate Change, SO6 Waste and SO7 Pollution All development will result in an increase in greenhouse gas emissions, waste production and light pollution, particularly with an increase of private motor vehicles inevitably arising from the development. However, the application of Local Plan policies should mitigate any negative impacts. No significant effect: SO4 Water Resources and Quality, SO10 Landscape and Townscape, SO11 Historic and Cultural Heritage, SO18 Economy & Employment and SO19 Town & Village Centres

	Whilst all development will result in additional pressure on water resources, the application of policies in the Plan will provide sufficient mitigation through good design, noting that all development will need to comply with the most up to date Building Regulations, as well as the requirements of The Environment Act 2021. The site lies to the east of the site at Land West of Uckfield, which is currently under construction. The infill of this site, therefore, will not be at odds with the surrounding area, and is also well screened from longer views. There are no heritage assets within the site, and it is not considered that the development would have an impact on the setting of listed buildings nearby. The site does not propose retail or employment uses, and as such there will be no significant effect on these objectives. Uncertain: for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 20-40 (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 15 (net) dwellings and has been proposed for allocation on this basis. The site is within a sustainable location with good access to public transport opportunities and key services within Uckfield. Additionally, the site is within the Uckfield proposed development boundary and conforms with the spatial strategy as a whole. The site would be suitable for housing development, as it lies on the residential fringe of Uckfield, albeit separated by established allotments. Its development will provide additional opportunities for both market and affordable housing to address the district's housing need. Application of relevant policies in the Plan will ensure that mitigation measures are employed to address issues such as surface water flood risk and the impact on the landscape/townscape in terms of layout and design. The development of the site will, however, need to take account of the adjacent wildlife areas, ensuring appropriate buffers are in place, ensure the ecological value of the site is not compromised, and ensure appropriate mitigation measures are implemented to ensure no net loss of biodiversity and a minimum 20% gain.

SHELAA Ref: 346/1410 **SITE:** Land West of Uckfield, Ridgewood, Uckfield

SUMMARY OF RESULTS:	Site No: 346/1410 Name: Land west of Uckfield, Ridgewood, Uckfield, TN22 5SL																			
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	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 itself is considered to be in a relatively sustainable location with good access to public transport provision. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network 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 currently detached from the centre of Uckfield although the development of the site as a whole forms an extension to the urban area. Uckfield is a sustainable settlement according to the settlement hierarchy. The site has good access to public transport that would connect the site to the services and facilities in Uckfield. The site lies within the proposed development boundary for Uckfield and therefore conforms with the overall strategy for development within Wealden as it within a sustainable settlement. Major positive effects: SO14 Housing Development of this scale (approximately 100 additional homes) in addition to the 1,000 homes under construction will make a significant contribution towards Wealden's housing needs. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Minor positive effects: SO8 Green & Blue Infrastructure, SO9 Biodiversity and SO13 Travel and Accessibility The site in its current form has limited existing vegetation retained within the site, which will need to be replaced through development. Achieving 20% Biodiversity Net Gain will provide a betterment on the existing situation. Access can be achieved within the development currently under construction, and the site benefits from a good level of pedestrian connectivity and access to public transport links, services and facilities. Major negative effects: SO7 Pollution Given the scale of development proposed there will be a significant impact from the resultant air pollution arising from the use of motorised forms of transport, as well as proximity of housing to the nearby Waste Water Treatment Works, which could impact future residents in terms of noise, odour and flies. Minor negative effects: SO1 Climate Change, SO4 Water Resources/Quality and SO6 Waste All development will result in an increase in greenhouse gas emissions, waste production and light pollution, particularly with an increase of private motor vehicles inevitably arising from the development. However, the application of Local Plan policies should mitigate any negative impacts. Development of the site has the potential to impact the Ridgewood Stream which is currently in a poor condition and failing in its chemical status.

	No significant effect: SO10 Landscape and Townscape, SO18 Economy & Employment and SO19 Town & Village Centres The development will form a natural extension to the existing development at Ridgewood, and as such, is not considered to impact negatively on the landscape or townscape The site does not propose retail or employment uses, and as such there will be no significant effect on these objectives. Uncertain: for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 193 (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 in a relatively sustainable location with good access to public transport opportunities and key services within Uckfield. Additionally, the site is within the Uckfield proposed development boundary and conforms with the spatial strategy as a whole. The site would be suitable for housing development, as it lies on the residential fringe of Uckfield, and forms a natural extension to the site currently under construction for 1000 dwellings. Its development will provide additional opportunities for both market and affordable housing to address the district's housing need. Application of relevant policies in the Plan will ensure that mitigation measures are employed to address issues such as surface water flood risk and the impact on the landscape/townscape in terms of layout and design. The development of the site will, however, need to take account of the adjacent wildlife areas, ensuring appropriate buffers are in place, ensure the ecological value of the site is not compromised, and ensure appropriate mitigation measures are implemented to ensure no net loss of biodiversity and a minimum 20% biodiversity net gain.

SHELAA Ref: 517/1410 **SITE:** Land rear of Oakley Court, Selby Road, Uckfield

SUMMARY OF RESULTS:	Site No: 517/1410 Name: Land rear of Oakley Court, Selby 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. 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	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 itself is considered to be in a sustainable location within the existing urban area of Uckfield, with good access to public transport provision, 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 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 within the existing built-up area of Uckfield, a sustainable settlement according to the settlement hierarchy. The site is well located in relation to existing facilities and amenities and development would be in keeping with the surrounding land uses. The site lies within the proposed development boundary for Uckfield and therefore conforms with the overall strategy for development within Wealden as it within a sustainable settlement. **Major positive effects: None** **Minor positive effects: SO3 Flood Risk; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO13 Travel and Accessibility 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 site is amenity land and there is a group TPO on the site's eastern boundary. The achievement of at least 20% Biodiversity Net Gain is likely to provide a betterment in terms of biodiversity and green infrastructure. The site has good access to bus and train services within a 5-10-minute walk and these can be accessed via existing pedestrian footpaths, giving future residents sustainable alternative modes of transport. 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 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 and Quality, SO7 Pollution; SO10 Landscape and Townscape, SO11 Historic and Cultural Heritage, SO18 Economy & Employment; SO19 Town & Village Centres 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	Given the findings within the evidence base and SA it is considered that the site would be appropriate for up to 6 (net) dwellings and has been proposed for allocation on this basis. The site is within a sustainable location with good access to public transport opportunities and key services within Uckfield. Additionally, the site is within the Uckfield proposed development boundary and conforms with the spatial strategy as a whole. The site would be suitable for housing development, as it lies within the existing built-up area of Uckfield and is surrounded by other residential development. Its development will provide additional opportunities for both market and affordable housing to address the district's housing need. Application of relevant policies in the Plan will ensure that mitigation measures are employed to address issues such as surface water flood risk and the impact on the landscape/townscape in terms of layout and design. The development of the site will, however, need to take account of group TPO on the eastern boundary of the site, ensuring appropriate buffers are in place, to ensure the ecological value of the site is not compromised, and ensure appropriate mitigation measures are implemented to ensure no net loss of biodiversity and a minimum 20% biodiversity net gain.

SHELAA Ref: 539/1410 **SITE:** Cress Farm, 20 Lewes Road, Ridgewood, Uckfield

SUMMARY OF RESULTS:	Site No: 539/1410 Name: Cress Farm, 20 Lewes Road, Ridgewood, Uckfield, TN22 5SN																			
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	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 itself is considered to be in a relatively sustainable location with good access to public transport provision. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network 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 currently detached from the centre of Uckfield, a sustainable settlement according to the settlement hierarchy. The site has good access to public transport that would connect the site to the services and facilities in Uckfield. The site lies within the proposed development boundary for Uckfield and therefore conforms with the overall strategy for development within Wealden as it within a sustainable settlement. Major positive effects: None Minor positive effects: SO3 Flood Risk, SO8 Green & Blue Infrastructure, SO9 Biodiversity, SO13 Travel and Accessibility and SO14 Housing The site is located within Flood Zone 1, and as such, is at the lowest risk of flooding. Whilst there will be an increase in impermeable surface as a result of development, it is considered that mitigation through sustainable drainage provision will ensure that flood risk is suitably controlled. The site is mixed brownfield and greenfield with limited vegetation. The achievement of at least 20% Biodiversity Net Gain is likely to provide a betterment in terms of biodiversity and green infrastructure. The site is served by an existing vehicular access onto Lewes Road and good access to public transport links, services and facilities. The provision of additional dwellings on this site would make a much need contribution towards Wealden's housing needs. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Major negative effects: None Minor negative effects: SO1 Climate Change, SO6 Waste and SO7 Pollution All development will result in an increase in greenhouse gas emissions, waste production and light pollution, particularly with an increase of private motor vehicles inevitably arising from the development, as well as noise from the nearby A22. However, the application of Local Plan policies should mitigate any negative impacts. No significant effect: SO4 Water Resources and Quality, SO10 Landscape and Townscape, SO11 Historic and Cultural Heritage, SO18 Economy & Employment and SO19 Town & Village Centres

	Whilst all development will result in additional pressure on water resources, the application of policies in the Plan will provide sufficient mitigation through good design, noting that all development will need to comply with the most up to date Building Regulations, as well as the requirements of The Environment Act 2021. The site lies to the east of the site at Land West of Uckfield, which is currently under construction. The infill of this site, therefore, will not be at odds with the surrounding area, and is also well screened from longer views. There are no heritage assets within the site, and it is not considered that the development would have an impact on the setting of listed buildings nearby. The site does not propose retail or employment uses, and as such there will be no significant effect on these objectives. Uncertain: for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 10 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 8 (net) dwellings and has been proposed for allocation on this basis. The site is within a relatively sustainable location with good access to public transport opportunities and key services within Uckfield. Additionally, the site is within the Uckfield proposed development boundary and conforms with the spatial strategy as a whole. The site would be suitable for housing development, as it lies on the residential fringe of Uckfield, surrounded by other built form. Its development will provide additional opportunities for both market and affordable housing to address the district's housing need. Application of relevant policies in the Plan will ensure that mitigation measures are employed to address issues such as surface water flood risk and the impact on the landscape/townscape in terms of layout and design. The development of the site will, however, need to take account of the adjacent wildlife areas, ensuring appropriate buffers are in place, ensure the ecological value of the site is not compromised, and ensure appropriate mitigation measures are implemented to ensure no net loss of biodiversity and a minimum 20% biodiversity net gain.

SHELAA Ref: 956/1410 **SITE:** Uckfield Police Station, New Town, High Street, Uckfield

SUMMARY OF RESULTS:	Site No: 956/1410 Name: Uckfield Police Station, New Town, High Street, Uckfield, TN22 5DL																			
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	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 itself is considered to be in a relatively sustainable location with good access to public transport provision. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network 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 currently in the centre of Uckfield, a sustainable settlement according to the settlement hierarchy. The site has excellent access to public transport that would connect the site to the services and outside of the centre and further afield. The site lies within the proposed development boundary for Uckfield and therefore conforms with the overall strategy for development within Wealden as it within a sustainable settlement. Major positive effects: SO13 Travel and Accessibility The site is served by an existing vehicular access onto High Street and excellent access to public transport links, services and facilities. Minor positive effects: SO3 Flood Risk, SO8 Green & Blue Infrastructure, SO9 Biodiversity and SO14 Housing The site is located within Flood Zone 1, and as such, is at the lowest risk of flooding. Mitigation measures will need to be provided in terms of managing surface water runoff and surface water flood risk, as development will introduce impermeable surfaces This is a brownfield with limited vegetation. The achievement of at least 20% Biodiversity Net Gain is likely to provide a betterment in terms of biodiversity and green infrastructure. The site is served by an existing vehicular access onto High Street and excellent access to public transport links, services and facilities. The provision of additional dwellings on this site would make a much needed contribution towards Wealden's housing needs. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Major negative effects: None Minor negative effects: SO1 Climate Change, SO6 Waste and SO7 Pollution All development will result in an increase in greenhouse gas emissions, waste production and light pollution, particularly with an increase of private motor vehicles inevitably arising from the development, as well as noise from the nearby busy road. However, the application of Local Plan policies should mitigate any negative impacts.

	No significant effect: SO4 Water Resources and Quality, SO10 Landscape and Townscape, SO18 Economy & Employment and SO19 Town & Village Centres Whilst all development will result in additional pressure on water resources, the application of policies in the Plan will provide sufficient mitigation through good design, noting that all development will need to comply with the most up to date Building Regulations, as well as the requirements of The Environment Act 2021. The site lies to the east of the site at Land West of Uckfield, which is currently under construction. The infill of this site, therefore, will not be at odds with the surrounding area, and is also well screened from longer views. There are no heritage assets within the site, and it is not considered that the development would have an impact on the setting of listed buildings nearby. The site does not propose retail or employment uses, and as such there will be no significant effect on these objectives. Uncertain: for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is selected for allocation for 10 (net) dwellings due to its extremely sustainable location with excellent access to public transport opportunities and key services within Uckfield. Additionally, the site is within the Uckfield proposed development boundary and conforms with the spatial strategy as a whole. The site would be suitable for housing development, as it lies in the centre of Uckfield, surrounded by other built form. Its development will provide additional opportunities for both market and affordable housing to address the district's housing need. Application of relevant policies in the Plan will ensure that mitigation measures are employed to address issues such as surface water flood risk and the impact on the landscape/townscape in terms of layout and design. The development of the site will, however, need to ensure any ecological value of the site is not compromised, and ensure appropriate mitigation measures are implemented to ensure no net loss of biodiversity and a minimum 20% gain.

SHELAA Ref: 1002/1410 **SITE:** Luxford Field Car Park, Belmont Road, Uckfield

SUMMARY OF RESULTS:	Site No: 1002/1410 Name: Luxford Field Car Park, Belmont Road, Uckfield, TN22 1BW																			
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	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 itself is considered to be in a sustainable location with excellent access to public transport provision. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network 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 currently detached from the centre of Uckfield, a sustainable settlement according to the settlement hierarchy. The site has good access to public transport that would connect the site to the services and facilities in Uckfield. The site lies within the proposed development boundary for Uckfield and therefore conforms with the overall strategy for development within Wealden as it within a sustainable settlement. Major positive effects: SO13 Travel & Accessibility The site is in a central location, served by an existing and suitable vehicular access and has excellent access to public transport links, services and facilities. Minor positive effects: SO3 Flood Risk, SO8 Green & Blue Infrastructure, SO9 Biodiversity, SO14 Housing and SO18 Economy & Employment The site is located within Flood Zone 1, and as such, is at the lowest risk of flooding. Any risks to increasing surface water flooding are considered to be able to be suitably mitigated through SuDS provision. There is limited existing vegetation on the site, and achieving Biodiversity Net Gain is likely to provide a betterment in terms of its biodiversity value, also contributing to green infrastructure. The provision of this scale of additional dwellings on this site would make a good contribution towards Wealden's housing needs. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Options for development include opportunities for employment floorspace, which could provide additional jobs to help meet the district's employment needs. Furthermore, development of the site will provide opportunities in the short term, through its construction. Major negative effects: None Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution and SO19 Town & Village Centres All development will result in an increase in greenhouse gas emissions, waste production and light pollution, particularly with an increase of private motor vehicles inevitably arising from the development. However, the application of Local Plan policies should mitigate any negative impacts.

	Development on this site will result in the total loss of an existing car park, which well serves visitors to Uckfield Centre. There is no provision for replacement parking at the site, and the loss of such space could impact negatively on the vitality and viability of the Centre for those travelling by car. It is however, acknowledged that the site lies in a sustainable location where alternative modes of travel are present. No significant effect: SO4 Water Resources and Quality and SO10 Landscape and Townscape Whilst all development will result in additional pressure on water resources, the application of policies in the Plan will provide sufficient mitigation through good design, noting that all development will need to comply with the most up to date Building Regulations, as well as the requirements of The Environment Act 2021. The site lies within an urban location and is surrounded by built form. Subject to the application of policies in the local plan regarding design, scale and massing, there is not considered to be an impact on the townscape or landscape. Uncertain: for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not selected for allocation as 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 Uckfield Centre. No assessment has been undertaken to demonstrate that the car park is no longer required.

SHELAA Ref: 1007/1410 **SITE:** Land at White House Farm, London Road, Uckfield

SUMMARY OF RESULTS:	Site No: 1007/1410 Name: Land at White House Farm, London 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. 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	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 itself is considered to be in a relatively sustainable location with good access to public transport provision. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network 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 currently in the centre of Uckfield, a sustainable settlement according to the settlement hierarchy. The site has excellent access to public transport that would connect the site to the services and outside of the centre and further afield. The site lies within the proposed development boundary for Uckfield and therefore conforms with the overall strategy for development within Wealden as it within a sustainable settlement. Major positive effects: SO3 Flood Risk and SO14 Housing The site is located within Flood Zone 1, and as such, is at the lowest risk of flooding. There is no surface water or groundwater flood risk on site, nor any watercourses. Mitigation measures will however need to be provided in terms of managing surface water runoff and surface water flood risk, as development will introduce impermeable surfaces. The provision of additional dwellings on this site would make a much needed and significant contribution towards Wealden's housing needs. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Minor positive effects: None Major negative effects: SO9 Biodiversity The development of the site would result in the loss of an identified Biodiversity Opportunity Area in its entirety, although mitigation measures and appropriate buffer zones will need to be secured to ensure biodiversity value of the site is preserved and enhanced. Minor negative effects: SO1 Climate Change, SO6 Waste and SO7 Pollution and SO8 Green & Blue Infrastructure All development will result in an increase in greenhouse gas emissions, waste production and light pollution, particularly with an increase of private motor vehicles inevitably arising from the development. However, the application of Local Plan policies should mitigate negative impacts. The development of the site will result in the loss of an agricultural field which contributes to the surrounding green infrastructure network. However, the retention of boundary screening and woodland will provide stepping stones and wildlife corridors to surrounding green areas. No significant effect: SO4 Water Resources and Quality, SO18 Economy & Employment and SO19 Town & Village Centres

	Whilst all development will result in additional pressure on water resources, the application of policies in the Plan will provide sufficient mitigation through good design, noting that all development will need to comply with the most up to date Building Regulations, as well as the requirements of The Environment Act 2021. The site does not propose retail or employment uses, and as such there will be no significant effect on these objectives. Uncertain: for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is selected for allocation for 240 (net) dwellings as despite being a rural site, it is relatively well connected to key services within Uckfield by public transport. Additionally, the site is within the Uckfield proposed development boundary and conforms with the spatial strategy as a whole. The site would be suitable for housing development as it provides a substantial opportunity for both market and affordable housing to address the district's housing need. Application of relevant policies in the Plan will ensure that mitigation measures are employed to address issues such as surface water flood risk and the impact on the landscape/townscape in terms of layout and design. The development of the site will, however, need to ensure any ecological value of the site is not compromised, and ensure appropriate mitigation measures are implemented to ensure no net loss of biodiversity and a minimum 20% gain.

Appendix A11bb Parish: Wadhurst

SHELAA Ref: 584/3330 **SITE:** Land Adjacent to Jonas Drive, Wadhurst

SUMMARY OF RESULTS:	Site No: 584/3330 Name: Land adjacent to Jonas Drive, Wadhurst, TN5 6RL																			
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	Wadhurst is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Wadhurst, 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 Wadhurst. 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: None** **Minor positive effects: SO3 Flood Risk; SO14 Housing and SO19 Town & Village Centre** The site is in Flood Zone 1, although there is risk of surface water or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. The development of the site for housing will contribute to the district's housing need, particularly if it includes affordable housing provision etc. Given that future residents of the site would be in close proximity and with sustainable access to the Station Road in Wadhurst, this will help support the vitality and viability of the services within Wadhurst. **Major negative effects: SO10 Landscape & Townscape** The Landscape evidence base identifies the site as being of high sensitivity to development due the site being located in a prominent position within the High Weald National Landscape. The site slopes steeply downhill towards the north east with exposed sections from the centre of the site to this elevation, and the removal of the mature vegetation on the site, would have irremediable impacts upon the National Landscape. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO8 Green & Blue Infrastructure and SO9 Biodiversity.** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact.

	The site is within the High Weald National Landscape and development of the site would remove the mature vegetation that covers the site, therefore having a detrimental impact upon the habitats and biodiversity of the area north of Wadhurst. **No significant effect: SO4 Water resources/Quality; SO15 Health & Wellbeing; SO18 Economy & Employment and SO20 Education & Skills** The scale of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has been rejected for allocation as development of the site would remove the thick vegetation that covers the site, therefore having a detrimental impact upon the High Weald National Landscape, and the local habitats and biodiversity. Furthermore, Jonas Lane is narrow in parts and footway exists on the western side only and ends at Queens Cottages short distance to the north. Junction with B2099 [Station Road] has substandard layout and visibility but could not be significantly improved.

SHELAA Ref: 592/3330 **SITE:** Land at Foxhole Farm, Foxhole Lane, Wadhurst

SUMMARY OF RESULTS:	Site No: 592/3330 Name: Land at Foxhole Farm, Foxhole Lane, Wadhurst, TN5 6NB																			
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	Wadhurst is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Wadhurst, 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 Wadhurst. 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: SO3 Flood Risk** The site is in Flood Zone 1 and there is not risk of surface water or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. **Minor positive effects: SO14 Housing and SO19 Town & Village Centre** The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. Given that future residents of the site would be in close proximity and with sustainable access to the Station Road in Wadhurst, this will help support the vitality and viability of the services within Wadhurst. **Major negative effects: SO10 Landscape & Townscape** The site is considered to be high sensitivity to development due the site being located in a prominent position within the High Weald National Landscape. The site slopes steeply downhill towards the north east with exposed sections from the centre of the site to this elevation, and the development of this would be detrimental upon the National Landscape due to the open views to the north and northeast of the site. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO8 Green & Blue Infrastructure; SO9 Biodiversity 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 the High Weald National Landscape and development of the site would remove the mature vegetation that covers the site, therefore having a detrimental impact upon the habitats and biodiversity of the area north of Wadhurst. Development of the site would need to consider the setting of PRoW, which cross through the centre of the site. Furthermore, vehicle access cannot be achieved onto either Foxhole Lane, because it is too narrow, or directly onto the Lower High Street due to the priority habitat ancient deciduous woodland in the southwest portion of the site. However, it is uncertain whether a new vehicle access could be connected through the new residential development to the northwest of the site. **No significant effect: SO4 Water resources/Quality; SO7 Pollution; SO15 Health & Wellbeing; SO18 Economy & Employment and SO20 Education & Skills** The scale of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has been rejected for allocation as development of the site would be impact upon the High Weald National Landscape, with its open views to the north and northeast across the National Landscape. Additionally, it is uncertain whether a new vehicle access could be connected through the new residential development to the northwest of the site. Particularly, with the need to provide suitable buffer to mitigate potential impacts upon ancient deciduous woodland in the southern portion of the site and their proximity to the potential vehicle access onto Oakwood Way.

SHELAA Ref: 694/3330 **SITE:** Land at Windmill House, Windmill Lane, Wadhurst

SUMMARY OF RESULTS:	Site No: 694/3330 Name: Land at Windmill House, Windmill Lane, Wadhurst																			
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	Wadhurst is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Wadhurst, 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 Wadhurst. 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: SO3 Flood Risk** The site is not at risk from any source of flooding and will address issues of surface water drainage through compliance with other policies. Development is therefore appropriate on site. **Minor positive effects:; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO13 Travel and Accessibility; and SO14 Housing, and SO19 Town & Village Centre** The development of the site for housing will contribute to the district's housing need, and the scale of development, and retention of key features as shown on submitted documents, will lead to enhancement of green infrastructure and biodiversity. Given that future residents of the site would be in close proximity and with sustainable access to the Station Road in Wadhurst, this is benefit to travel and accessibility, and will help support the vitality and viability of the services within Wadhurst. **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 waste production, although the application of Local Plan policies should mitigate any negative impact. The site is within the High Weald National Landscape and development of the site would require great care in design, and retention of landscape features and protected trees, in order to conserve the character of the area. This would also reduce impact from issue such as light pollution in this tranquil area. **No significant effect: SO15 Health & Wellbeing; SO16 Quality of Life and Places; SO18 Economy & Employment and SO20 Education & Skills** The scale of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.

Selected / Rejected for allocation	The proposal 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 be appropriate for up to 20 (net) dwellings and has been proposed for allocation on this basis. The site is adjacent to existing settlement on two sides (north and east) and comprises a small and open grassy field bounded by trees on one side, located within the High Weald National Landscape. The site is well located within the Durgates area of Wadhurst and is well located in relation to existing services and local facilities in Wadhurst, and also public transport option. The site has good connectivity and footways to encourage active travel. The 2022 Landscape and visual Appraisal states that the site is of high sensitivity, therefore if the site is to be developed, great care would be required with design, and mitigation will be needed. The TPO's are the sites main constraint and reduces the developable area of the site as these must be retained, to also conserve the character of the area. Any development proposals would be required to meet the requirements in paragraph 177 of the NPPF.

SHELAA Ref: 901/3330 **SITE:** Land on the south side of Cousley Wood Road, Wadhurst

SUMMARY OF RESULTS:	Site No: 901/3330 Name: Land on the South Side of Cousley Wood Road, Wadhurst																			
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	Wadhurst is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Wadhurst, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site however, lies some distance from the proposed development boundary for Wadhurst, and as such fails to conform with the overall spatial strategy for development within Wealden as a whole. **Major positive effects: None** **Minor positive effects: SO3 Flood Risk; SO14 Housing and SO19 Town & Village Centre** The site is in Flood Zone 1, with no identified risk of surface or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is unclear and details are lacking as to any affordable housing provision etc. Given that future residents of the site would be in close proximity and with sustainable access to the Wadhurst, this will help support the vitality and viability of the services within Wadhurst. **Major negative effects: SO10 Landscape & Townscape and SO11 Historic & Cultural Heritage** The site is considered to be high sensitivity to development due the site being located in a prominent position within the High Weald National Landscape. It is separated from the main Wadhurst settlement and occupies a rural character. Development would result in the erosion of this high quality landscape. The site lies within the setting of Primmers Green, a Grade II Listed Building. Development of the site will result in the loss of open views to cottage, resulting in less than substantial harm to this designated heritage asset. A recent appeal decision at the site determined that there were no public benefits of the development that would outweigh this harm. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO8 Green & Blue Infrastructure 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.

	Whilst it is acknowledged there is potential for some mitigation, the site it likely to good biodiversity value as a result of its greenfield status and substantial hedgerows and field boundaries. It is also located wholly within the High Weald National Landscape and such vegetation provides for stepping stones and wildlife corridors, into the wider green infrastructure network. Development to the scale alluded to in the submissions has the potential to affect the biodiversity value of the site, and also subsequently, impact on the district's green infrastructure network. **No significant effect: SO15 Health & Wellbeing; SO16 Quality of Life & Place, SO18 Economy & Employment and SO20 Education & Skills** The likely scale of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has been rejected for allocation given its location outside of the proposed development boundary, but more significantly due to the potential harm to the character and appearance of the area, taking account of the sites location wholly within High Weald National Landscape, and the local habitats and biodiversity. A recent appeal decision at the site under planning reference WD/2022/0535/MAO determined that development of the site would cause significant harm to the High Weald National Landscape and the character of the countryside, and would also harm the setting of Primmers Green, a Grade II Listed building.

SHELAA Ref: 988/3330 **SITE:** Land Adjacent to Brookfields, Old Station Road, Wadhurst

SUMMARY OF RESULTS:	Site No: 988/3330 Name: Land adjacent to Brookfields, Old Station Road, Wadhurst, TN5 6QH																			
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	Wadhurst is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Wadhurst, 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 Wadhurst. 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: None** **Minor positive effects: SO3 Flood Risk and SO14 Housing** The site is in Flood Zone 1 and no risk of surface water flooding, although there is risk of groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. **Major negative effects: SO10 Landscape & Townscape** The site is considered to be high sensitivity to development due the site being located in a prominent position within the High Weald National Landscape. The site slopes steeply downhill towards the north east with exposed sections from the centre of the site to this elevation, and the removal of the mature vegetation on the site boundaries would have irremediable impacts upon the National Landscape. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO8 Green & Blue Infrastructure; SO9 Biodiversity 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 the High Weald National Landscape and development of the site would remove the mature vegetation that covers the site, therefore having a detrimental impact upon the habitats and biodiversity of the area north of Wadhurst.

	Old Station Road is too narrow to be able to accommodate access for residential development on the site and there is no pedestrian connectivity between the site and the services, facilities and public transport in Wadhurst, as the footpaths on Old Station Road do not reach the site. **No significant effect: SO4 Water resources/Quality; 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 has been rejected for allocation as development of the site would remove the thick vegetation that covers the site, therefore having a detrimental impact upon the High Weald National Landscape, and the local habitats and biodiversity. Furthermore, development would not be able to achieve a suitable vehicle or pedestrian access to the site due to Old Station Road being too narrow to accommodate access for residential development on the site and there is no pedestrian connectivity between the site and the services, facilities and public transport in Wadhurst, as the footpaths on Old Station Road do not reach the site.

SHELAA Ref: 989/3330 **SITE:** Woodlands, Mayfield Lane, Wadhurst

SUMMARY OF RESULTS:	Site No: 989/3330 Name: Woodlands, Mayfield Lane, Wadhurst, TN5 6JH																			
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	Wadhurst is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Wadhurst, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site however, lies some distance from the proposed development boundary for Wadhurst, and as such fails to conform with the overall spatial strategy for development within Wealden as a whole. **Major positive effects: None** **Minor positive effects: SO3 Flood Risk; SO14 Housing and SO19 Town & Village Centre** The site is in Flood Zone 1, with no identified risk of surface or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is unclear and details are lacking as to any affordable housing provision etc. Given that future residents of the site would be in close proximity and with sustainable access to the Station Road in Wadhurst, this will help support the vitality and viability of the services within Wadhurst. **Major negative effects: SO10 Landscape & Townscape** The site is considered to be high sensitivity to development due the site being located in a prominent position within the High Weald National Landscape. It is separated from the main Wadhurst settlement and occupies a rural character. Development at the scale alluded to in the submissions would cause harm to the character and appearance of the attractive and high quality landscape to the west of Wadhurst. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO8 Green & Blue Infrastructure 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. Whilst it is acknowledged there is potential for some mitigation, the site it likely to have high biodiversity value as a result of the extent of Priority Habitat Deciduous Woodland enveloping the site, and other tree forms within the site and on its boundary. IT is also located wholly within the High Weald National Landscape and such vegetation provides for excellent stepping stones and

	wildlife corridors, into the wider green infrastructure network. Development to the scale alluded to in the submissions has the potential to affect the biodiversity value of the site, and also subsequently, impact on the district's green infrastructure network. **No significant effect: SO4 Water resources/Quality; SO15 Health & Wellbeing; SO16 Quality of Life & Place, SO18 Economy & Employment and SO20 Education & Skills** The likely scale of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has been rejected for allocation given its location outside of the proposed development boundary, but more significantly due to the potential harm to the character and appearance of the area, taking account of the sites location wholly within High Weald National Landscape, and the local habitats and biodiversity.

SHELAA Ref: 995/3330 **SITE:** Land at Balaclava Lane, Wadhurst

SUMMARY OF RESULTS:	Site No: 995/3330 Name: Land at Balaclava Lane, Wadhurst, TN5 6EQ																			
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	Wadhurst is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Wadhurst, 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 Wadhurst. 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: None** **Minor positive effects: SO3 Flood Risk and SO14 Housing** The site is in Flood Zone 1 and no risk of surface water flooding, although there is risk of groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. **Major negative effects: SO10 Landscape & Townscape** The Landscape evidence base concludes that the site is of high sensitivity to development due the site being located in a prominent position within the High Weald National Landscape. The site slopes steeply downhill towards the north east with exposed sections from the centre of the site to this elevation, and the removal of the mature vegetation on the site boundaries would have irremediable impacts upon the National Landscape. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO8 Green & Blue Infrastructure; SO9 Biodiversity 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. Additionally, the site has no sustainable access either for pedestrians or by public transport. The site is within the High Weald National Landscape and development of the site would remove the mature vegetation that covers the site, therefore having a detrimental impact upon the habitats and biodiversity of the area north of Wadhurst.

	The highways around the site are too narrow in this location to accommodate vehicular access for residential development on either part of the site. Furthermore, there are no footpaths along Balaclava Lane or Turners Green Road in the is location. **No significant effect: SO4 Water resources/Quality; 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 has been rejected for allocation as development of the site would remove the thick vegetation that covers the site, therefore having a detrimental impact upon the High Weald National Landscape, and the local habitats and biodiversity. Furthermore, development would not be able to achieve a suitable vehicle or pedestrian access to the site due to Balaclava Lane, Turner's Green Road and Osmers Hill all being too narrow to accommodate access for residential development on the site and there is no pedestrian connectivity between the site and the services, facilities and public transport in Wadhurst, as there footpaths within close proximity to the site.

Appendix A11cc Parish: Warbleton

SHELAA Ref: 011/3220

SITE: Land Adjacent to Little Home Farm, Forest Lane, Punnetts Town

SUMMARY OF RESULTS:	Site No: 011/3220	SITE: Land Adjacent to Little Home Farm, Forest Lane, Punnetts Town																		
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	Punnetts Town is classed as an unsustainable settlement as although it has some services such as a primary school and GP, it has very limited public transport to larger settlements. The site does currently benefit from planning permission for one dwelling on the site (WD/2020/0045/F), however there is no planning application for development of the rest of the site. 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 currently within Punnetts Town, an unsustainable settlement according to the settlement hierarchy. The site has access to very limited public transport that would connect the site to the services and facilities in Heathfield. The site in not within a proposed development boundary and therefore does not conform with the overall strategy for development within Wealden as it outside of a sustainable settlement. **Major positive effects: None** **Minor positive effects: None** **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, 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. The site is wholly within the High Weald National Landscape, located on a ridge within and therefore prominent from views within the surrounding rural landscape. Suitable access for development of the whole site likely unachievable as Forest Lane is a narrow single track lane with little scope for improvements to be made. There is also no safe pedestrian access to the site, or scope to provide this along Forest Lane. **No significant effect: SO11 Historic & Cultural Heritage, SO14 Housing, SO18 Economy & Employment and SO20 Education & Skills** The scale of the 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 rejected for allocation because development on this site would be prominent within the rural landscape due to its location on a ridge within the High Weald National Landscape. Additionally, the site is not within a proposed development boundary and isolated from key services and facilities due to the limited public transport in the area.

SHELAA Ref: 277/3220 **SITE:** Scots Paddock, Forest Lane, Punnetts Town

SUMMARY OF RESULTS:	Site No: 277/3220 SITE: Scots Paddock, Forest Lane, Punnetts Town																			
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	Punnetts Town is classed as an unsustainable settlement as although it has some services such as a primary school and GP, it has very limited public transport to larger settlements. The site does not currently benefit from planning permission nor is there a planning application for development on the site. 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 currently within Punnetts Town, an unsustainable settlement according to the settlement hierarchy. The site has access to very limited public transport that would connect the site to the services and facilities in Heathfield. The site in not within a proposed development boundary and therefore does not conform with the overall strategy for development within Wealden as it outside of a sustainable settlement.

	Major positive effects: None **Minor positive effects: SO14 Housing** The development of the site for 10 (net) dwellings will contribute to the district's housing need. However, are lacking as to any affordable housing provision etc. **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, 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. The site is wholly within the High Weald National Landscape, located on a ridge within and therefore prominent from views within the surrounding rural landscape. **No significant effect: SO11 Historic & Cultural Heritage, Travel & Accessibility, SO18 Economy & Employment and SO20 Education & Skills** The scale of the 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 rejected for allocation because development on this site would be prominent within the rural landscape due to its location on a ridge within the High Weald National Landscape. Additionally, the site is not within a proposed development boundary and isolated from key services and facilities due to the limited public transport in the area.

Appendix A11dd Parish: Westham

SHELAA Ref: 109/1620 **SITE:** Land to the East of Golden Jubilee Way, A22, Westham

SUMMARY OF RESULTS:	Site No: 109/1620 Name: Land to the east of Golden Jubilee Way, A22, Westham																			
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/2022/1927/MAO for up to 250 (net) dwellings. The site does not currently benefit from planning permission nor any application for development. The site lies adjacent the built up boundaries of both Eastbourne and Stone Cross. Stone Cross 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. Eastbourne is a large town, located outside the administrative boundaries of Wealden, but provides significant facilities and amenities. 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: SO8 Green & Blue Infrastructure and SO14 Housing** 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 green and blue infrastructure becomes established. The proposed development of up to 250 (net) dwellings will significantly contribute to the Council's housing need. The submitted planning application demonstrates that affordable housing will be achieved on the site at a rate of 35%. **Minor positive effects: SO9 Biodiversity; SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO17 Social Deprivation** 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 measures to improve biodiversity become established. Given the size of the proposed development, it is considered there would be minor positive effects on this SA Objective through contributions to health and wellbeing enhancements. 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; SO6 Waste; SO7 Pollution; SO10 Landscape and Townscape 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. 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. 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. 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: S04 Water Resource/Quality; SO11 Historic & Cultural Heritage; SO18 Economy & Employment and SO19 Town & Village Centre** Whilst a water course is located within the southern part of the site and development would potentially impact upon its quality, the developer has indicated that this will be mitigated as part of the development and therefore there is no significant effect on this SA Objective. 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 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. **Uncertain: SO2 Climate Change Adaption; SO3 Flood Risk; SO5 Soil, Land & Minerals and SO12 Digital Infrastructure and SO 13 Travel & Accessibility and SO20 Education & Skills** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not selected for allocation. The site is a substantial, relatively open, and exposed site on the fringes of Stone Cross which provides far reaching views to the South Downs National Park to the west. The site is also elevated above the adjacent

	busy A22 to the west. Development on this scale would have a significant impact upon the wider landscape. There are significant concerns in regard to the proposed vehicular access to the site and the impact of flood risk within the development, both of which are yet to be resolved as part of the current, ongoing, outline planning application for the site (WD/2022/1927/MAO). Given the above, the site is not selected for allocation.

SHELAA Ref: 221/3360 **SITE:** Fairfield Farm, Eastbourne Road, Westham

SUMMARY OF RESULTS:	Site No: 221/3360 Name: Fairfield Farm, Eastbourne Road, Westham, BN24 5NG																			
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 ongoing application for development. Westham is classed as a local service centre and is a settlement with a limited supply of social and economic infrastructure and where local residents depend upon other larger settlements to meet a broad range of needs. Westham lies in very close proximity to Eastbourne. 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: SO13 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 and Eastbourne Town Centre. 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 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. Development of the site could result in the loss of the existing employment provision with the demolition of the industrial units on the site.

	No significant effect: SO7 Pollution; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; S19 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, albeit pedestrian access must be created. Given the lack of historic or cultural features in this location, 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 Westham and its associated services and amenities, albeit with no pedestrian access to these services and amenities. 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 Westham 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 as education capacity is adequate to meet the development needs of this area. **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; SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO17 Social Deprivation** For the remaining objectives, more information is required to determine the effects**.**
	The site has been rejected for allocation as the site has been put forward for housing, which would result as a loss of employment floorspace, which is contrary to the Economy & Employment Sustainability Objective. Furthermore, it is uncertain at this time how the flood risk present on the majority of the site would be mitigated within the development scheme, despite the applicant indicating that development would focus on the Flood Zone 1 land to the north of the site. Additionally, it is unknown how the effects on the Green & Blue Infrastructure and Biodiversity that developing this site would be mitigated, given the site proximity to the Pevensey Levels, which the watercourses on the site feed into.

SHELAA Ref: 242/3360 **SITE:** Land Adjacent to Peelings Lane, Westham

SUMMARY OF RESULTS:	Site No: 242/3360 Name: Land adjacent to Peelings Lane, Westham																			
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. Westham is classed as a local service centre and is a settlement with a limited supply of social and economic infrastructure and where local residents depend upon other larger settlements to meet a broad range of needs. Westham lies in very close proximity to Eastbourne. 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: SO13 Travel & Accessibility** Whilst the site is located adjacent sustainable public transport options and is located adjacent the sustainable settlement of Westham, the site cannot achieve a suitable vehicular or pedestrian access and the effect on SA Objective is currently major negative. **Minor negative effects: SO1 Climate Change Mitigation; SO4 Water Resources & Quality; SO6 Waste; SO7 Pollution; SO9 Landscape & Townscape and SO11 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. It is considered there would be minor negative effects on this SA Objective, predominantly due to the potential of the site to impact a watercourse which leads into the Pevensey Levels. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.

	Given the site is unlikely to achieve pedestrian access and will result in a reliance on the private motor vehicle to access services and facilities it is considered there will be minor negative effect 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 the countryside to the Westham due to its significant position within the landscape. Given the large number of heritage assets in close proximity to the site, including Pevensey Castle, the effect is expected to be minor negative, but this could be reduced through suitable mitigation measures. **No significant effect: SO18 Economy & Employment and S19 Town & Village Centres** 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 Westham and its associated services and amenities, albeit with no pedestrian access to these services and amenities. 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 Westham will continue, nonetheless. **Uncertain: SO2 Climate Change Adaption; SO3 Flood Risk; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO9 Biodiversity SO12 Digital Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO17 Social Deprivation; SO20 and Education & Skills** For the remaining objectives, more information is required to determine the effects**.**
Selected / Rejected for allocation	The site has been rejected for allocation on its own due to development not being able to provide a suitable vehicular or pedestrian access. This is because the existing access via the Castle Farmyard would not be suitable as it would continue to be used for the farm uses and Peelings Lane is narrow, allowing for only one lane of traffic, with thick vegetation on the verges which could not be removed without causing detrimental damage to the landscape along the lane.

SHELAA Ref: 473/3360 **SITE:** Land Adjacent to 125 Rattle Road, Westham

SUMMARY OF RESULTS:	Site No: 473/3360 Name: Land adjacent to 125 Rattle Road, Westham																			
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. Westham is classed as a local service centre and is a settlement with a limited supply of social and economic infrastructure and where local residents depend upon other larger settlements to meet a broad range of needs. Westham lies in very close proximity to Eastbourne. 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: SO13 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 and Eastbourne Town Centre. 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; SO4 Water Resources & Quality 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. It is considered there would be minor negative effects on this SA Objective, predominantly due to the potential of the site to impact a watercourse which leads into the Pevensey Levels. 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 & Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; S19 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, albeit pedestrian access must be created. Given the lack of historic or cultural features in this location, 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 Westham and its associated services and amenities, albeit with no pedestrian access to these services and amenities. 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 Westham 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 as education capacity is adequate to meet the development needs of this area. **Uncertain: SO2 Climate Change Adaption; SO3 Flood Risk; SO5 Soil, Land & Minerals; SO8 Green & 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 16 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 7 (net) dwellings and has been proposed for allocation on this basis. The site is almost wholly within Flood Risk Zones 2 and 3, which would preclude residential development in this location, with the exception of the northeast corner along Rattle Road. Development of this scale would continue the existing linear housing along the south of Rattle Road, without having a significant impact upon the biodiversity and landscape on the north side of Rattle Stream and would avoid the flood risk areas of the site.

SHELAA Ref: 529/3280 **SITE:** Dittons Nursery, Dittons Road, Stone Cross

SUMMARY OF RESULTS:	Site No: 529/3280 Name: Dittons Nursery, Dittons Road, Stone 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	The site does not currently benefit from planning permission nor any ongoing application for development. Stone Cross is classed as a local service centre and is a settlement with a limited supply of social and economic infrastructure and where local residents depend upon other larger settlements to meet a broad range of needs. Stone Cross lies in very close proximity to Eastbourne. 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 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. **Minor positive effects: SO13 Travel and Accessibility; SO14 Housing and SO19 Town & Village Centres** The impact on this SA Objective is considered to be minor positive given the proximity of the site to Stone Cross, as well as bus stops which provide short journey times to Hailsham High Street and Eastbourne Town Centre. 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. Given that future residents of the site would be in close proximity to the services and facilities in Stone Cross, this will help support the vitality and viability of the services within Stone Cross. **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 the waste SA Objective is likely to be minor negative in both construction and operation of any development. **No significant effect: SO15 Health & Wellbeing and SO20 Education & Skills**

	Given the proposed quantum of development on site, it is considered there will be no effect on SA Objectives 4, 15 and 19. 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 **Uncertain: SO2 Climate Change Adaption; SO4 Water Resource & Quality; SO5 Soil, Land & Minerals; SO7 Pollution; SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; 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 for the site is for 72 (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 north west part of the site (on the west side of the PRoW) and has been proposed for allocation on this basis. The PRoW provides a suitable buffer to the protected habitat features that can be found in the east of the site. The remainder of the site contains priority habitat and ancient woodland in the east and southeast, restricting development potential, and development here would also result in the loss of employment floorspace (the garden centre), which would be contrary to the Economy and Employment Sustainability Objectives. It is not considered that the land to the east of the garden centre is suitable for significant residential development due to the constraints on site.

SHELAA Ref: 575/3280 **SITE:** Land at Hazelbank Road, Rattle Road, Hailsham

SUMMARY OF RESULTS:	Site No: 575/3280 Name: Land at Hazelbank, Rattle 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. Stone Cross is a 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 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. **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:** 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: SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment and SO19 Town & Village Centre** Given the lack of green and blue infrastructure and the likely lack of biodiversity, there is no significant effect on SA Objectives SO8 and 9. 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 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 Stone Cross will continue nonetheless. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO7 Pollution; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO13 Travel and Accessibility; 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 12 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 8 (net) dwellings has been proposed for allocation on this basis. The site conforms with the overall spatial strategy for Wealden, due to its location within a sustainable settlement and proximity to public transport. Additionally, the site is well enclosed within the existing development in this location and contributes towards the district's housing need, although at a scale that would have no significant effect on the existing services and infrastructure in Stone Cross. There is poor visibility onto Rattle Road from the site due to the restricted visibility splays and this makes the provision of a suitable vehicular access for a higher quantum of development difficult. Furthermore, the potential access for the site is located directly opposite an existing access to a significant housing development located to the south of Rattle Road and it si considered that due to its close proximity and the lack of stagger distance between the two accesses, hazards would be introduced by the additional slowing, stopping and turning in this location. It is not considered that the site will be able to achieve a suitable vehicular access to the site via the existing development to the north. In addition, the development of this site for 12 homes would result in a development that would relate poorly to the existing form of surrounding development and would result in a cramped form of development. However, it is considered that a reduced housing scheme, as proposed for allocation, will resolve those character issues and reduce the impact on highway safety in this location.

SHELAA Ref: 675/3360

SITE: Land at Peelings and Saxon Nurseries, Hankham Road, Hankham

SUMMARY OF RESULTS:	Site No: 675/3360 Name: Land at Peelings and Saxon Nurseries, Hankham Road, Hankham, BN24 5AP																			
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. Hankham is classed as a residential settlement with a very limited supply of social and economic infrastructure and where local residents depend upon other larger settlements to meet a broad range of needs. Westham lies in very close proximity to the south of the site, with Eastbourne a bit further beyond. 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:** **Minor Positive effects: SO14 Housing and SO16 Quality of Life & Place** 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. The applicant has indicated that there could be land on the site available for the provision of a village hall/village recreation space, although it is unknown whether these would come forward as part of the development of this site or from contributions from other development sites at this time. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO4 Water Resources & Quality; SO6 Waste and SO13 Travel & Accessibility** 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 a watercourse which leads into the Pevensey Levels. Although the site has pedestrian connectivity to the services in Hankham, these are very limited and therefore local residents depend upon other larger settlements to meet a broad range of needs. Westham lies in very close proximity to the south of the site, with Eastbourne a bit further beyond. These would primarily be reached but private motor vehicle. **No significant effect: SO7 Pollution; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; S19 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, albeit pedestrian access must be created. Given the lack of historic or cultural features in this location, no significant effect is expected on this SA Objective. The site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective as education capacity is adequate to meet the development needs of this area. **Uncertain: SO2 Climate Change Adaption; SO3 Flood Risk; SO4 Waste; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO15 Health & Wellbeing; and SO17 Social Deprivation** For the remaining objectives, more information is required to determine the effects**.**
	The site has been rejected for allocation for residential development due to the site not conforming with the overall spatial strategy for Wealden as it is located outside of a proposed development boundary for a sustainable settlement. Furthermore, residents would depend upon other larger settlements to meet a broad range of needs. Westham lies in very close proximity to the south of the site, with Eastbourne a bit further beyond. These would primarily be reached but private motor vehicle. Although further evidence would be required to determine whether the site would be suitable for the development if it came forward for employment floorspace, due to the sites existing employment uses.

SHELAA Ref: 732/3360 **SITE:** Land North of Peelings Lane, Westham

SUMMARY OF RESULTS:	Site No: 732/3360 Name: Land north of Peelings Lane, Westham																			
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. Westham is classed as a local service centre and is a settlement with a limited supply of social and economic infrastructure and where local residents depend upon other larger settlements to meet a broad range of needs. Westham lies in very close proximity to Eastbourne. 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: 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: None** **Minor negative effects: SO1 Climate Change Mitigation; SO4 Water Resources & Quality 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. It is considered there would be minor negative effects on this SA Objective, predominantly due to the potential of the site to impact a watercourse which leads into the Pevensey Levels. **No significant effect: SO7 Pollution; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; S19 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, albeit pedestrian access must be created. Given the lack of historic or cultural features in this location, 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 Westham and its associated services and amenities, albeit with no pedestrian access to these services and amenities. 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 Westham 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 as education capacity is adequate to meet the development needs of this area **Uncertain: SO2 Climate Change Adaption; SO3 Flood Risk; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO10 Landscape & Townscape; 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	This site has not singularly been selected for allocation. This is because the development is not able to provide a suitable vehicular or pedestrian access to support development due to the narrow form of Peelings Lane in this location. This site forms the southwestern part of 1099/3360, which has also been assessed for allocation.

SHELAA Ref: 745/2070

SITE: Land to the West of Sharnfold Farm, Hailsham Road, Stone Cross

SUMMARY OF RESULTS:	Site No: 745/2070	Name: Land to the West of Sharnfold Farm, Hailsham Road, Stone Cross, BN23 5BU																		
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 part of the site currently benefits from planning permission for 31 (net) dwellings (WD/2020/2047/MAO). Stone Cross 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: SO3 Flood Risk; SO13 Travel & Accessibility and SO14 Housing** Given the site is not at risk of fluvial, or groundwater, although there is a risk of surface flooding, but policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be minor positive over all timeframes as future residents and property would not be at risk, with suitable mitigation. The site is located approximately 2.9km from the nearest train station in Westham, which offers services to London, Brighton and Hastings. The site would require the provision of access via the site to the east to achieve access to these forms of sustainable transport. This is considered possible as the land to the north is under. The bus stop adjacent the site does provide a route to Eastbourne Train Station. If the site is brought forward, it would make a 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. A new access to the along the northern part of the site along Hailsham through the portion of the site that has resolution to grant planning approval (WD/2020/2047/MAO) for 31 (net) dwellings, along the frontage to Hailsham Road, would provide be able to pedestrian connectivity via a new footpath to this location. **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. Whilst the site is enclosed within the landscape, development of this site would represent a significant encroachment of development within into the countryside to the north west of Stone Cross that does not relate well to existing development to the east. **No significant effect: SO18 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 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 Stone Cross will continue nonetheless. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO7 Pollution; SO8 Green and Blue Infrastructure; SO9 Biodiversity; 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 proposal for the site is for 350-400 (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 31 (net) dwellings and has been proposed for allocation on this basis. Development of the site would be well enclosed by the thick vegetation along the A27 south of the site and by the existing residential dwellings along Hailsham Road to the east. Furthermore, the frontage along the Hailsham road north of these dwellings has a resolution to grant planning permission, which would further enclose this part of the site and provide the required access off of the highway. This site has been proposed for allocation as part of a larger scheme with the land to the south (SHELAA site1132/3280)

SHELAA Ref: 786/2070

SITE: Land to the North of the A27 at Sharnfold Farm, Hailsham Road, Stone Cross

SUMMARY OF RESULTS:	Site No: 786/2070 Name: Land to the north of the A27 at Sharnfold Farm, Hailsham Road, Stone 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	The site does not currently benefit from planning permission nor any application for development. Stone Cross 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: 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 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 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 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 is enclosed within the landscape, there would be some impact on the surrounding landscape and the effect on this SA Objective is therefore minor negative. It is considered that the impact can be lessened via appropriate mitigation. **No significant effect: SO18 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 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 Stone Cross will continue nonetheless. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO7 Pollution; SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO13 Travel and Accessibility; 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 has not been taken forward for allocation on its own. Whilst the site is located in a reasonably sustainable location on the edge of Stone Cross and is enclosed within the landscape, access to the site would be required to come via wider land submitted as part of SHELAA site 745/2070 and 1132/3280 and for this reason, the site by itself is considered unsuitable for development. This site has been proposed for allocation as part of a larger scheme with the land to the south (SHELAA site1132/3280).

SHELAA Ref: 944/2070 **SITE:** Land to the West of the B2104, Hankham

SUMMARY OF RESULTS:	Site No: 944/2070 Name: Land to the West of the B2104, Hankham																			
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. Stone Cross 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** 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, the impact on this SA Objective is likely to be major positive over all timeframes. **Minor positive effects: SO13 Travel and 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 and Eastbourne Town Centre. 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 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: SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment and SO19 Town & Village Centre** 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 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 Stone Cross will continue nonetheless. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO7 Pollution; SO8 Green and 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 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 15 (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 (Eastbourne). The site is well enclosed within the landscape and has no impact on any cultural or heritage assets, although some landscape mitigation would be required as part of any development. The development of the site would be required to provide a new vehicular access and improve pedestrian footpaths to Stone Cross. The development of this site would be required to take into consideration the residential amenity of existing occupiers and the noise generated from the A27 located adjacent the sites southern boundary. Development would also be required to consider the high pressure gas line within the design of the scheme.

SHELAA Ref: 1025/3280 **SITE:** Land South of Hankham Road, Stone Cross

SUMMARY OF RESULTS:	Site No: 1025/3280 Name: Land south of Hankham Road, Stone 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	The site does not currently benefit from planning permission nor any application for development. Stone Cross 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** 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, the impact on this SA Objective is likely to be major positive over all timeframes. **Minor positive effects: SO13 Travel and 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 and Eastbourne Town Centre. 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 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. **No significant effect: SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** 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 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 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 should be no significant impact on this SA Objective. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO7 Pollution; SO8 Green and 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	This site is not selected for allocation. The development of this site would represent a significant encroachment of development into the countryside gap that separates Stone Cross and Hankham. The development of this site would also be significantly out of keeping with the rural character of the area and surrounding countryside to the northeast of Stone Cross. The development could have a detrimental impact upon historic assets in this location and upon priority habitat within 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: 1099/3360 **SITE:** Land at Peelings Lane, Westham

SUMMARY OF RESULTS:	Site No: 1099/3360	Name: Land at Peelings Lane, Westham																		
SA EFFECTS	SO1 Climate Change	SO2 Climate Change	SO3 Flood Risk	SO4 Water	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape &	SO11 Historic & Cultural	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy &	SO19 Town & Village	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. Westham is classed as a local service centre and is a settlement with a limited supply of social and economic infrastructure and where local residents depend upon other larger settlements to meet a broad range of needs. Westham lies in very close proximity to Eastbourne. 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 & Blue Infrastructure; SO9 Biodiversity SO14 Housing** The promoter for the site has indicated a significant range of measures to provide and enhance green and blue infrastructure within the site, which will contribute to the wider green infrastructure network. It has been indicated that the site would include community orchards and paddocks, open space areas and a wetlands. The promoter has indicated as part of the vision document that assuming the grassland areas in any new country park are managed in a way which improved the ecological value, a BNG of over 20% could be easily achieved across the site. The proposed development of up to 400 (net) dwellings will significantly contribute to the Council's housing need. This will be further enhanced by the provision of affordable homes, Lifetime homes and/or self-build/custom homes, but specific details are lacking. **Minor Positive effects: SO15 Health & Wellbeing and SO16 Quality of Life & Place** 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 proposals have indicated that community facilities such as allotments will be provided on site. Furthermore, there will be significant open space provision and the implementation of walkable and cyclable neighbourhoods. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO9 Landscape & Townscape and SO11 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. 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. 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 the countryside to the Westham. However, development within the south western parts of the site would be more enclosed and capable of accommodating development. Given the large number of heritage assets in close proximity to the site, including Pevensey Castle, the effect is expected to be minor negative, but this could be reduced through suitable mitigation measures. **No significant effect: SO3 Flood Risk; SO4 Water Resources/Quality; SO19 Town & Village Centres and SO20 Education & Skills** Given that the site is at risk of flooding from multiple sources, but that suitable mitigation has been demonstrated via proposals and will be achieved by local plan policies, it is considered that there is no significant effect on this SA Objective. Whilst a water course is located along the north of the site and development would potentially impact upon its quality, the promoter has indicated that this will be mitigated as part of the development and therefore there is no significant effect on this SA Objective. The development of this site would place future residents within close proximity of the sustainable settlement of Westham 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 Westham will continue, nonetheless. **Uncertain: SO2 Climate Change Adaption; SO5 Soil, Land & Minerals; SO12 Digital Infrastructure; SO13 Travel & Accessibility; 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 proposal for the site is for 300-400 (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 in the western part of the site and has been proposed for allocation on this basis. The 2023 Landscape Sensitivity Assessment states that the site is moderately to highly sensitive to development due to its prominent location and topography providing far reaching views northwards towards the Pevensey Levels SSSI, SAC and Ramsar site and other rural locations north of the site. It is considered that landscape impacts in the central and eastern portions of the site are substantial and that it would not be appropriate to deliver housing in this part of the site. It is considered possible that a suitable access to the western part of the site, at the junction between Peelings Lane and St John's Drive, adjacent to the recent new development is achievable.

SHELAA Ref: 1132/3280 **SITE:** Sharnfold Farm, Hailsham Road, Stone Cross

SUMMARY OF RESULTS:	Site No: 1132/3280 Name: Sharnfold Farm, Hailsham Road, Stone Cross, BN24 5BU																			
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 vast majority of the site does not benefit from planning permission; however, the northeastern part of the site benefits from planning permission for 31 (net) dwellings (WD/2020/2047/MAO). Stone Cross 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** If the site is brought forward, it would make a significant 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: SO13 Travel & Accessibility** The site is located approximately 2.9km from the nearest train station in Westham, which offers services to London, Brighton and Hastings. The site would require the provision of access via the site to the east to achieve access to these forms of sustainable transport. This is considered possible as the land to the north is under. The bus stop adjacent the site does provide a route to Eastbourne Train Station. A new access to the east of the site further south along Hailsham through the site that has resolution to grant planning approval (WD/2020/2047/MAO) along the frontage to Hailsham Road, would provide pedestrian connectivity to the exiting footpath in this location. **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

	Whilst the site is enclosed within the landscape, development of this site would represent a significant encroachment of development within into the countryside to the north west of Stone Cross that does not relate well to existing development to the east. In particular the northwestern corner of the site, which is open to wide views across the landscape and from the settlements to the south. The effect on this SA Objective is therefore minor negative. **No significant effect: SO18 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 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 Stone Cross will continue nonetheless. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO7 Pollution; SO8 Green and Blue Infrastructure; 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 proposal for the site is for 350 – 400 (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 89 (net) dwellings in the south eastern part of the site and has been proposed for allocation on this basis. The site is covered by substantial flood risk zone 2 along the western and southwestern boundaries that precludes new residential development in this location, or indeed any formal vehicular access from the A27. The north-western portion of the site (to the west of the existing vehicular access to Sharnfold Farm) is the most open in landscape terms and is rural in nature given its location some distance from Stone Cross itself and is therefore not considered suitable for residential development. The southeastern part of the site is well enclosed by the thick vegetation along the A27 south of the site and by the existing residential dwellings along Hailsham Road to the east. This part of the site also benefits from close proximity to the services and amenities within Stone Cross, which is classified as a sustainable settlement. This part of the site also relates well to the northeastern part of the site which has been granted planning permission for 31 (net) dwellings under planning reference WD/2020/2047/MAO). The development of the whole of this site would be significantly out of keeping with the rural character of the area and surrounding countryside to the northeast of Stone Cross. It would have a detrimental impact upon historic assets in this location and upon priority habitat within the site. .

SHELAA Ref: 1153/3280

SITE: Land at and Adjacent to The Downs View and Emberson, Hailsham Road, Stone Cross

SUMMARY OF RESULTS:	Site No: 1153/3280	Name: Land at and adjacent to The Downs View and Emberson, Hailsham Road, Stone 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	The site does not currently benefit from planning permission nor any application for development. Stone Cross 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: SO3 Flood Risk; SO13 Travel and 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 and Eastbourne Town Centre. 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 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: SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment and SO19 Town & Village Centre**

	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 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 Stone Cross will continue nonetheless. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO7 Pollution; SO8 Green and Blue Infrastructure; SO9 Biodiversity; 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 proposal for the site is for 67 (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 (Eastbourne). The site is well enclosed within the landscape and has no impact on any cultural or heritage assets, although some landscape mitigation would be required as part of any development. The development of the site would be required to provide a new vehicular access and improve pedestrian footpaths to Stone Cross. The development of this site would be required to take into consideration the residential amenity of existing occupiers and provide mitigation to the surface water flood risk located within the site. The western portion of the site is constrained by a pylon line, which travels in a north westerly direction across the site.

SHELAA Ref: 1187/3280 **SITE:** Land North of St Michaels Close, Stone Cross

SUMMARY OF RESULTS:	Site No: 1187/3280 Name: Land north of St Michaels Close, Stone 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	The eastern part of the site has achieved permission in principle on appeal for a minimum of 7 (net) dwellings and maximum of 9 (net) dwellings under planning reference WD/2021/1759/PIP.. Stone Cross 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** 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, the impact on this SA Objective is likely to be major positive over all timeframes. **Minor positive effects: SO13 Travel and Accessibility and SO14 Housing** The impact on this SA Objective is considered to be minor positive given the proximity of the site to Stone Cross, as well as bus stops which provide short journey times to Hailsham High Street and Eastbourne Town Centre. 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 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 as development would require the removal of priority habitat, albeit the impact is lessened by the sites location within the built form of Stone Cross.

	No significant effect: S04 Water Resource/Quality; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO15 Health & Wellbeing; SO18 Economy & Employment and SO19 Town & Village Centre Given the proposed quantum of development on site, it is considered there will be no effect on SA Objectives 4, 15 and 20. 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 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 Stone Cross will continue, nonetheless. **Uncertain: SO2 Climate Change Adaption; SO5 Soil, Land & Minerals; SO7 Pollution; SO8 Green and Blue Infrastructure; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO16 Quality of Life & Place; SO17 Social Deprivation and SO20 Education & Skills** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation as residential development has already been granted for the majority of this site. The development of the western part of the site without planning permission would have a detrimental impact upon the priority habitat within this part of the site.

Appendix A11ee Parish: Withyham

SHELAA Ref: 576/1110

SITE: Land to Rear of Cooks Corner Farm and to the North of Houses Fronting London Road, Crowborough

SUMMARY OF RESULTS:	Site No: 576/1110																			
	Name: Land to rear of Cooks Corner Farm and to the north of houses fronting London 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 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 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. **Minor positive effects: SO13 Travel & Accessibility; SO14 Housing** The impact on this SA Objective would be considered to be minor positive, given the sites location within a sustainable settlement, public transport connections and proximity to Crowborough Town Centre, which can be accessed on foot. 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. Given the site would result in the loss of land within the High Weald National Landscape, but taking into consideration that mitigation methods could be provided, the effect on this SA Objective is considered to be minor negative.

	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 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 is not within a Conservation Area, there are no listed buildings on site or in the vicinity of the site and it is outside of any Archaeological Notification Area (ANA) and therefore there is 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 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; 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 36 (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 within a sustainable location for growth, close to existing services and facilities and has access via public transport to Crowborough Town Centre. The development of the site is required to take into consideration the sites location within the High Weald National Landscape and this would require a high quality and low-density scheme with significant landscaping to limit these impacts. The site would be required to provide pedestrian and vehicular access to the site and to consider neighbouring residential amenity. It is considered that a larger quantum of development would have an adverse visual amenity impact on the rural landscape character of the area.

SHELAA Ref: 213/2040

SITE: Land south of Back Lane and to the west of the railway line, Groombridge

SUMMARY OF RESULTS:	Site No: 213/2040 Land south of Back Lane and to the west of the railway line, Groombridge																			
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 southeastern edge of Groombridge and is within the proposed settlement boundary. Groombridge is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in Groombridge. 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: SO15 Health & Wellbeing** Given that the proposals for the site indicate that improvements to health and wellbeing will be sought via the provision of a playing pitch, the effect on this SA Objective is major positive if the site is brought forward. **Minor positive effects: SO2 Climate Change Adaption; SO3 Flood Risk; S04 Water Resource/Quality; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO13 Travel & Accessibility; SO14 Housing; SO16 Quality of Life & Place and SO17 Social Deprivation** The proposals of part of the ongoing planning application have indicated the climate change adaptions that will be made as part of any development and should these come forward, then the effect on this SA Objective is considered to be minor positive. Given the site is not at risk of fluvial flooding and 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 if the proposed development become established. The impact is expected to be minor negative in the short term as there could be adverse effects on habitats and/or species during construction. In the medium to longer term the effect is considered to be minor positive effects as enhancement to biodiversity 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. Given that the proposals have indicated that the scheme has been designed in accordance with the High Weald Housing Design Guide and Management Plan, the impact on this SA Objective is considered to be minor positive. 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; 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. 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. 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. Given the above reasons, it is considered the effects on this SA Objective are minor negative as development within the site would result in a landscape impact and the loss of land within the High Weald National Landscape, although the mitigations implemented as part of the ongoing planning application will reduce the impact. **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, helping to reduce air pollution from travel. 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. 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 long-term viability of Groombridge.

	The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective given the quantum of development proposed for the site. **Uncertain: SO5 Soil, Land & Minerals 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 35 (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 21 (net) dwellings and has been proposed for allocation on this basis. Mitigation methods would need to be implemented with any development. These would include efforts to locate development in the north of the site to relate to the existing residential development, which has extended east as well as minimising the visibility of the proposed development from Lealands Close, Station Road and from public rights of way. The site is within a sustainable a location for growth, close to existing services and facilities and access via public transport to higher order sustainable settlements such as Tunbridge Wells and Crowborough. The site is proposing significant benefits to health and wellbeing and is also proposing affordable housing and improvements to biodiversity within the site. The development of the site is required to take into consideration the sites location within the High Weald National Landscape and this would require a high quality and low-density scheme with significant landscaping to limit these impacts. The site would be required to provide pedestrian and vehicular access to the site, which has been demonstrated to be achievable as part of the ongoing planning application for the site.

Published by
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