Appendix A11r Parish: Isfield

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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 057/3040 Name: Land at Horsted Lane, Isfield
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises an agricultural field of 2.77 ha, located to the northeast of Isfield, beyond the railway line and to the north • The site is proposed for residential development, of 25 (net) dwellings by the applicant. • The site is located on the north eastern periphery of Isfield, beyond the existing railway line, which serves as the edge to the settlement. Isfield is classified 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. • The nearest bus stops are located adjacent the southern boundary on Horsted Lane. Busses provide a regular service to Uckfield and Lewes, with onward connections. There is no pedestrian connectivity to bus stops as there are no footpaths along Horsted Lane. • Although there is a train station in Isfield it is a heritage line used primarily for tourism. The nearest commuter train station is 4km northeast of the site in Uckfield, which provides regular connections, with two trains per hour to London and Tunbridge Wells. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 057/3040 Name: Land at Horsted Lane, Isfield
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						• All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. The site is not at risk of surface water flooding. • The southern half of the site is at risk of groundwater flooding. • The site is greenfield currently, however of development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. The site is not at risk of surface water flooding. • The southern half of the site is at risk of groundwater flooding. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 057/3040 Name: Land at Horsted Lane, Isfield
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SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district
SO5	SOIL, LAND & MINERALS					• The site is agricultural land but not classified within the Agricultural Land Classification system (ALC) • The site is not safeguarded for waste or minerals operations. • The site is greenfield. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage

SUSTAINABILITY OBJECTIVE		Effects				Site No: 057/3040 Name: Land at Horsted Lane, Isfield
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SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area, which is classed as being a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The site lies adjacent a bus stop, however, there is no pedestrian access to the site. There are no pedestrian footpaths along Horsted Lane and limited footpaths in Isfield generally, which means that there may be an over reliance on cars to access key services and amenities. • Given the lack of access to public transport, it is considered likely that development will result in increased traffic or congestion on the road. • The Isfield Heritage Railway Lien adjoins the sites western boundary, this is likely to provide minimal noise pollution that requires mitigation. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 057/3040 Name: Land at Horsted Lane, Isfield
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						• 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.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is bound by mature trees and hedgerows which contribute towards the green infrastructure network of the site as well as to the wider area. There is also a cluster of mature trees located within the northern part of the site. • The size of the site and likely scale of development would require on site provision of green infrastructure in the form of open spaces. This would lead to increased provision of this green infrastructure in the locality. However, the segregated nature of the site limits the value of this to future residents on site only, preventing connectivity and benefits to the wider area and population. • Any development would also need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact is considered to be uncertain at this time as much will depend on the implementation of any development but there is the potential for both negative and positive effects.

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SO9	BIODIVERSITY					• The site is likely to have some biodiversity value, noting the greenfield nature of the site and existing landscape features. Development would need to retain and enhance and enhance these features. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • No detailed scheme for the site has been put forward yet but development will need to follow the mitigation hierarchy of avoid, minimise, remediate and compensate. • Given the lack of detail as to the quantum of development and mitigation necessary, effects are considered to be uncertain at this time.
SO10	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment states that the site landscape is low to moderately sensitive to development, albeit that there are valued natural features on the site that includes mature hedgerows and trees. Development on this relatively narrow but prominent site would have an adverse effect on the setting of the village at the approach from the east. However, this site is on the edge of the existing built form of Isfield and is visually well contained in the wider landscape to the north by thick woodland. • 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. • 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.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within or in close proximity to a Conservation Area. • The Grade II Listed Signal Box and Railway Level Crossing Gates lie in close proximity to the southern corner of the site. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies.

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						• Therefore, it is considered that the site would have uncertain effect on this SA Objective, given that there are no details as to the design and layout of proposed development. • Due to the lack of scheme details at this time, effects are considered uncertain.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is no existing vehicular access onto the site. Therefore, the creation of a new vehicular access to the site would be required along Horsted Lane, which would detract from the rural setting of the road with the necessary removal of hedgerow. • There are no footpaths along Horsted Lane this location. The site cannot be provided with pedestrian connectivity to Isfield due to the narrow form of the railway crossing, which cannot be widened to accommodate footpaths. • The nearest bus stops are located adjacent the southern boundary on Horsted Lane. The Brighton and Hove number 29 bus provides frequent half hourly services between Tunbridge Wells and Brighton 7 days a week and includes evening services. Journey times are 8 minutes to Uckfield, 11 minutes to Lewes, 54 minutes to Tunbridge Wells and 52 minutes to Brighton. • Although there is a train station in Isfield it is a heritage line used primarily for tourism. The nearest commuter train station is 4km miles northeast of the site in Uckfield, which provides regular connections, with two trains per hour to London and Tunbridge Wells. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • Whilst the site is located adjacent a sustainable settlement, there are no pedestrian footpaths that connect to Isfield from the site and it is unlikely these can be provided due

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						to the railway crossing to the south west. Therefore, the effect on this SA Objective is be minor negative.
SO14	HOUSING					• The site is proposed for 25 (net) dwellings, which will make a contribution to meeting the District's identified housing need. • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter. • 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.
SO15	HEALTH & WELLBEING					• The nearest health services (GPs, dentists, pharmacy) are in Uckfield, approx. 2.6 miles to the northeast of the site. The nearest hospital is in Uckfield, approx. 2.7 miles to the northeast. • The Uckfield clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Study 2022 concludes that there are no gaps in provision parks and gardens, amenity greenspace and play provision within Isfield Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls i.e. better entrances/approaches, enhanced signage, some bins and surface improvements of the car park for Isfield Recreation Ground • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is small shortfall in 3G pitch provision in the Uckfield area and an overall insufficient supply of rugby pitches.

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						• The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. • The site is not proposing improvements to sport and recreation provision or to health service provision. • Given the size of the site, there may be potential to achieve contributions towards health and wellbeing provision, but this is uncertain at this time
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design and quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of housing numbers, housing types, the layout or design of the site, at the moment, the effect on this SA Objective is considered to be uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN &					• The site is not proposing any retail floorspace.

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	VILLAGE CENTRES					• The site does not contain any existing retail floorspace so there is no loss. • The site is close to services and facilities within Isfield, although there is no pedestrian connectivity to the site. • Given that future residents of the site would be on the fringe of the settlement, and there is no sustainable access to the site from the services in Isfield uncertain effects are expected on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary is Little Horsted C of E Primary School, approx. 1.9 km to the north east of the site but it is not accessible on foot, with Uckfield College approx. 5km mile to the northeast. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective given the proposed quantum of development and the current adequate provision of adequate education capacity within the Parish.

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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 413/3040 Name: Holly Gap Farm, Station Road, Isfield
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises agricultural fields, a farm shop and agricultural barn of 8.49 hectares, located to the north east of Station Road, in the centre of the village of Isfield. • The site is proposed for residential development, of up to 60 dwellings by the applicant. • The site is located on the northern periphery of Isfield, with the south westerner part of the site fronting Station Road included within the planning boundary for the village. The remainder of the site, the vast majority, is located outside of the planning boundary. • The nearest bus stops are located to the southeast of the site, on Station Road, approximately 300m south east. Buses provide a regular service to Uckfield and Lewes, with onward connections. • The southern part of the site can be accessed via existing footpaths located on Station Road. However, the northern part of the site has no footpath along the site frontage. PROW exist in the locality, but are unmade and unlit, limiting their use. • Although there is a train station in Isfield it is a heritage line used primarily for tourism. The nearest commuter train station is 2.6 miles northeast of the site in Uckfield, which provides regular connections, with two trains per hour to London and Tunbridge Wells. • Isfield is identified as a sustainable settlement, being a Secondary village, due to the facilities, services and the frequent bus services available. • The site does not fully comply with the overall spatial strategy for the district as the majority of the site is outside of the proposed settlement boundary, but the site frontage is well located to existing development and services, and within the proposed boundary. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards.

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						• Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is no risk of surface water flooding within the site itself. • The site is greenfield currently, however of development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is a risk of some surface water flooding adjacent the site on Station Road, however, this does not extend to be within the site. • The site is not within an area of groundwater concern. • The proposed development is therefore suitable for the flood risk zone identified and the site passes the sequential test. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. Other policies within the Local Plan

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						will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the there is no risk of flooding from any source, development and use proposed are suitable is suitable and policies within the plan will also provide for suitable mitigation for surface water drainage, thus the impact on this SA Objective is likely to be major positive
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district
SO5	SOIL, LAND & MINERALS					• The site is agricultural land but not classified within the Agricultural Land Classification system (ALC) • The site is not safeguarded for waste or minerals operations. • The site is greenfield. • There are no known issues with contamination of land.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 413/3040 Name: Holly Gap Farm, Station Road, Isfield
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						• Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is located within an area considered to be 'darker' by CPREs light pollution mapping. With the quantum of development proposed, and extent of the site and projection, built form would significantly increase the footprint of the village and extend development into an unspoilt tranquil area, reflected by the dark skies designation. This would be difficult to mitigate in design, as light pollution would arise due to scale and quantum of development itself. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 413/3040 Name: Holly Gap Farm, Station Road, Isfield
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						• Part of the site does have access to bus stops 350m away, with a footpath along the frontage of the southern section of the site. The footpath does cease at the level crossing and station building to the south of the village, requiring pedestrians to walk on road for 50m. Whilst not preferable, this is an issue with all pedestrian trips through the village to gain access to the bus stops. • Some car use is likely to arise in connection with development, due to the location of the site within a village rather than town, meaning some trips are necessary to access day to day services (e.g. employment and education). This would be more significant if the 60 dwellings proposed were delivered on site as set out. However, there would be reduction in these trips if scale of development were reduced. • The site bounds the railway line to the south east corner of the site. The noise generated from the railway line may require mitigation within the scheme. This is not anticipated to be of significant issue as the train line is used for limited heritage steam train services. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative, as a result of increases in air pollution, and light pollution, specifically if 60 dwellings were constructed, as proposed.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are mature hedgerows and trees located along site boundaries and within the site. There is limited vegetation within the agricultural fields, however, mature tree and hedgerow belts are located along in field boundaries. • These features provide a small contribution to the site's biodiversity and the green infrastructure network. Development would need to seek to retain and enhance these features. • Development of the scale proposed would need to provide onsite green infrastructure, in the form of open space and play space, as well as areas such as landscape buffers, which will contribute to green infrastructure.

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						• Any development would also need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The proposed development makes provision for on-site green infrastructure and retention of protected trees on and near the site, as well as provision of BNG. As a result, minor positive effects are expected on this SA Objective.
SO9	BIODIVERSITY					• There are no designated habitats within the site. Although the site is likely to have some biodiversity value given the greenfield nature of the site. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • The entire site is within the High Weald National Landscape. Development of the site will therefore need to retain tree cover and thick vegetation that contribution to the character of this landscape. • The effect on this SA Objective is considered to be minor positive, because although the site is within the High Weald National Landscape, detailed submission documents show retention of site features that contribute to this landscape and support biodiversity, which when combined with BNG, presents some benefit.
SO10	LANDSCAPE & TOWNSCAPE					• This site was assessed in the Landscape Evidence Base (2023) and is considered to have a moderate sensitivity, with higher sensitivity to medium scale residential development. • The assessment states *'This is a large site comprising arable fields and a farm shop, with mature hedgerows and hedgerow trees in the south, and an intact historic field pattern of regular piecemeal enclosure and assarts in the east, which increases sensitivity. The site provides a rural setting to Isfield, particularly in the south where it provides an open rural gap within the village, with clear views into the site from Station*

SUSTAINABILITY OBJECTIVE		Effects				Site No: 413/3040 Name: Holly Gap Farm, Station Road, Isfield
		S	M	L	Overall	Commentary
						Road. The site is also elevated above Station Road, increasing its visibility within the surrounding landscape. The east of the site is not related to the existing linear settlement pattern of Isfield. There are views to the High Weald AONB to the north and South Downs National Park to the south. These all increase the site's sensitivity. The lack of recorded priority habitats, historic features and public access reduce sensitivity. The north of the site is more elevated above Station Road, which has considerable mature roadside vegetation and provides a more enclosed character to the north of the site.' • This highlights that 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 on these parts of the site would be harmful. As stated, the eastern part of the site is unrelated to the linear settlement pattern of Isfield. To develop across the extent and depth of the site would result in a mass of built form out of character with the layout, alignment and scale of development in the wider locality. • The impact of this is worsened by the visual prominence of the site and clear view into it from Station Road, and elevated levels giving views into the High Weald National Landscape and South Downs National Park. This would affect setting and appearance of the village in the landscape. • Adverse effects of this scale and quantum of development could not be adequately mitigated by layout, design, and retention or strengthening of landscape features. The only suitable mitigation would be reduction in site area, to ensure development relates to linear form and townscape, and omits part of the site more sensitive in the landscape. • Even if this mitigation were proposed, careful consideration is need to scale, form, and design of development, to ensure it integrate with existing built form. • Development of the quantum proposed, across the full extent of the site area, would lead to major negative 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, reducing effects on this SA objective.
SO11	HISTORIC &					• The site is not within a conservation area.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 413/3040 Name: Holly Gap Farm, Station Road, Isfield
		S	M	L	Overall	Commentary
	CULTURAL HERITAGE					• Two residential dwellings to the north west of the site, Elms Cottage and Smugglers Cottage, are Grade II listed buildings. An Archaeological Notification Area (ANA) (Isfield East) covers the north western corner of the site. • Consideration will need to be given to the setting of these heritage assets. Development should be undertaken in accordance with an exercise to understand setting of Listed Buildings, having regard to best practice. • Without further detail in this regard, the effects on this SA objective remain uncertain.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There are two existing access points from the site on to Station Road to the west. Dependent upon scale of development coming forward, consideration would need to be given to use of one and suitable upgrade, and potential close of the other. • There is a footpath along part of the western boundary of the site, running south from where Station Road projects eastwards into the site itself. Development south of this would therefore be able to access services in Isfield village. • Development on the northern section of the site does not have this footway to the front of the site. Site ownership also does not appear to extent along the entirety of Station Road at this point, preventing the ability to provide a new footway to connect to the existing. This northern part of the site therefore has no pedestrian connectivity. • PROW do exist in the locality, to the north of the site and adjacent to the south east corner. However, they are unmade and unlit, limiting their efficient use. • The nearest bus stops are located to the southeast of the site, on Station Road, approximately 350m (8 minute) walk along a flat route. Buses provide a regular service to Uckfield and Lewes, with onward connections.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 413/3040 Name: Holly Gap Farm, Station Road, Isfield
		S	M	L	Overall	Commentary
						• Although there is a train station in Isfield it is a heritage line used primarily for tourism. The nearest commuter train station is 2.6 miles northeast of the site in Uckfield, which provides regular connections, with two trains per hour to London and Tunbridge Wells. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be minor negative, given that only part of the site benefits from pedestrian connectivity, and the ability to utilise public transport.
SO14	HOUSING					• The proposed development of this site for residential has the potential to contribute to the district's identified housing need. • However, only part of the site is located within the settlement boundary of Isfield, and the proposal therefore only partly complies with the Spatial Strategy. • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter. • Given the proposed quantum of housing, development here would make some contribution to the districts housing need and therefore a minor positive effect is expected.
SO15	HEALTH & WELLBEING					• The nearest health services (GPs, dentists, pharmacy) are in Uckfield, approx. 2.6 miles to the northeast of the site. The nearest hospital is in Uckfield, approx. 2.7 miles to the northeast. • The Uckfield clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Study 2022 concludes that there are no gaps in provision parks and gardens, amenity greenspace and play provision within Isfield Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls i.e. better entrances/approaches,

SUSTAINABILITY OBJECTIVE		Effects				Site No: 413/3040 Name: Holly Gap Farm, Station Road, Isfield
		S	M	L	Overall	Commentary
						enhanced signage, some bins and surface improvements of the car park for Isfield Recreation Ground • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is small shortfall in 3G pitch provision in the Uckfield area and an overall insufficient supply of rugby pitches. • The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. • Dependent on the scale of development delivered, and if of a level as proposed, there would be some on site provision of open space and play space, and contribution towards off site youth and adult space. • The site is also located opposite Isfield Recreation Ground and Cricket Club, with good connectivity to this area, likely to bring health and wellbeing benefits to future occupiers. • Given the proposed scale of development, and provision of on-site facilities and contributions, there would be some minor positive effect on this SA Objective
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • Due to the lack of detail in this regard, the impact on this SA Objective is considered to be uncertain at this stage.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 413/3040 Name: Holly Gap Farm, Station Road, Isfield
		S	M	L	Overall	Commentary
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is close to services and facilities within Isfield, with good connectivity. • There are likely to be minor positive effects on this SA objective from development contributions to support of the rural economy and village centre amenities and services.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary is Little Horsted C of E Primary School, approx. 1.5 miles east of the site but it is not accessible on foot, with Uckfield College approx. 2.9 mile to the northeast. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective given the proposed quantum of development.

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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 648/3040 Name: Land at Oaks Farm, Horsted Lane, Isfield
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is 0.57ha and is formed of an existing residential dwelling. • The site is proposed for residential development, of 25 (net) dwellings by the applicant. • The site is located on the north eastern periphery of Isfield, beyond the existing railway line, which serves as the edge to the settlement. Isfield is classified 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. • The nearest bus stops lies 250m to the south west of the site, however, there are no footpaths on Horsted Lane to provide pedestrian connectivity to this. Busses provide a regular service to Uckfield and Lewes, with onward connections. • Although there is a train station in Isfield it is a heritage line used primarily for tourism. The nearest commuter train station is 3.9km northeast of the site in Uckfield, which provides regular connections, with two trains per hour to London and Tunbridge Wells. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 648/3040 Name: Land at Oaks Farm, Horsted Lane, Isfield
		S	M	L	Overall	Commentary
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. The site is not at risk of surface water flooding. • The site lies outside of an area of groundwater concern and is not at risk of groundwater flooding. • The site is a mix of greenfield and brownfield land currently and development of the site would introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. The site is not at risk of surface water flooding. • The site lies outside of an area of groundwater concern and is not at risk of groundwater flooding. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • 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.
SO4	WATER RESOURCES					• Wealden has been identified as an area of serious water stress.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 648/3040 Name: Land at Oaks Farm, Horsted Lane, Isfield
		S	M	L	Overall	Commentary
	& QUALITY					• Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district
SO5	SOIL, LAND & MINERALS					• The site is not classified as agricultural land. • The site is not safeguarded for waste or minerals operations. • The site is a mix of greenfield and brownfield land. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage

SUSTAINABILITY OBJECTIVE		Effects				Site No: 648/3040 Name: Land at Oaks Farm, Horsted Lane, Isfield
		S	M	L	Overall	Commentary
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area, which is classed as being a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The site lies adjacent a bus stop, however, there is no pedestrian access to the site. There are no pedestrian footpaths along Horsted Lane and limited footpaths in Isfield generally, which means that there may be an over reliance on cars to access key services and amenities. • The nearest bus stops lies 250m to the south west of the site, however, there are no footpaths on Horsted Lane to provide pedestrian connectivity to this. Busses provide a regular service to Uckfield and Lewes, with onward connections. • Although there is a train station in Isfield it is a heritage line used primarily for tourism. The nearest commuter train station is 3.9km northeast of the site in Uckfield, which provides regular connections, with two trains per hour to London and Tunbridge Wells.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 648/3040 Name: Land at Oaks Farm, Horsted Lane, Isfield
		S	M	L	Overall	Commentary
						• The Isfield Heritage Railway Lien adjoins the sites western boundary, this is likely to provide minimal noise pollution that requires mitigation. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative, 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.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are no designated biodiversity sites, Priority Habitats or irreplaceable habitats within the site or in close proximity. Development of the site will not impact on any of them. • The site is not within a Biodiversity Opportunity Area (BOA). • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on site boundaries as they are likely to have biodiversity value and connect to the wider green infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of habitats and biodiversity, and any development will need to be in compliance with the relevant policies. • No detailed scheme for the site has been put forward as of yet and so the effects on this SA Objective are considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site is likely to have some biodiversity value, noting the partial greenfield nature of the site and existing landscape features. Development would need to retain and enhance and enhance these features. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • No detailed scheme for the site has been put forward yet but development will need to follow the mitigation hierarchy of avoid, minimise, remediate and compensate.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 648/3040 Name: Land at Oaks Farm, Horsted Lane, Isfield
		S	M	L	Overall	Commentary
						• Given the lack of detail as to the quantum of development and mitigation necessary, effects are considered to be uncertain at this time.
SO10	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment states that the site's landscape is low to moderately sensitive to residential development, in part due to the site's semi-enclosed character, existing development on site, proximity to residential development on Horsted Lane and views of infrastructure associated with the Lavender Line. Nonetheless, development on this site would have an adverse effect on the landscape setting of the village. The boundary of the village is marked by the strong linear feature of the existing railway line and associated buildings and new housing development here would be out of keeping with the general rural character of the countryside. • 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.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no listed buildings within the site or in close proximity. • The site does not lie within an Archaeological Notification Area. • It is considered that development will not have an impact on heritage assets, therefore there is no significant effect on this SA Objective
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 648/3040 Name: Land at Oaks Farm, Horsted Lane, Isfield
		S	M	L	Overall	Commentary
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site benefits from an existing vehicular access which would require upgrading to serve further development. • There are no footpaths along Horsted Lane this location. The site cannot be provided with pedestrian connectivity to Isfield due to the narrow form of the railway crossing, which cannot be widened to accommodate footpaths. • The nearest bus stops lies 250m to the south west of the site, however, there are no footpaths on Horsted Lane to provide pedestrian connectivity to this. The Brighton and Hove number 29 bus provides frequent half hourly services between Tunbridge Wells and Brighton 7 days a week and includes evening services. Journey times are 8 minutes to Uckfield, 11 minutes to Lewes, 54 minutes to Tunbridge Wells and 52 minutes to Brighton. • Although there is a train station in Isfield it is a heritage line used primarily for tourism. The nearest commuter train station is 4km miles northeast of the site in Uckfield, which provides regular connections, with two trains per hour to London and Tunbridge Wells. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • Whilst the site is located adjacent 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.
SO14	HOUSING					• The site is proposed for 15 (net) dwellings, which will make a contribution to meeting the District's identified housing need. • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter. • 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,

SUSTAINABILITY OBJECTIVE		Effects				Site No: 648/3040 Name: Land at Oaks Farm, Horsted Lane, Isfield
		S	M	L	Overall	Commentary
						accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services (GPs, dentists, pharmacy) are in Uckfield, approx. 2.6 miles to the northeast of the site. The nearest hospital is in Uckfield, approx. 2.7 miles to the northeast. • The Uckfield clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Study 2022 concludes that there are no gaps in provision parks and gardens, amenity greenspace and play provision within Isfield Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls i.e. better entrances/approaches, enhanced signage, some bins and surface improvements of the car park for Isfield Recreation Ground • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is small shortfall in 3G pitch provision in the Uckfield area and an overall insufficient supply of rugby pitches. • The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. • The site is not proposing improvements to sport and recreation provision or to health service provision. • Given the size of the site, there may be potential to achieve contributions towards health and wellbeing provision, but this is uncertain at this time
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 648/3040 Name: Land at Oaks Farm, Horsted Lane, Isfield
		S	M	L	Overall	Commentary
						• Other Local Plan policies will address matters of design and quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of housing numbers, housing types, the layout or design of the site, at the moment, the effect on this SA Objective is considered to be uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is close to services and facilities within Isfield, although there is no pedestrian connectivity to the site. • Given that future residents of the site would be on the fringe of the settlement, and there is no sustainable access to the site from the services in Isfield uncertain effects are expected on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 648/3040 Name: Land at Oaks Farm, Horsted Lane, Isfield
		S	M	L	Overall	Commentary
						• The nearest primary is Little Horsted C of E Primary School, approx. 1.9 km to the north east of the site but it is not accessible on foot, with Uckfield College approx. 5km mile to the northeast. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective given the proposed quantum of development and the current adequate provision of adequate education capacity within the Parish.

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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 420/3040 Name: Elms Farm, Station Road, Isfield
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises agricultural fields of 1.35 ha, located to the south and west of Station Road. • The site is proposed for residential development, of up to 12 to 20 dwellings by the applicant. • The site is located on the northern periphery of Isfield, to the west of Isfield Village Hall, outside the proposed development boundary, although adjacent to it on its eastern boundary. The site is neighboured by linear residential development to the north along Station Road, as well as some homes to the east in a cul-de-sac (Northfield Cottages) but has open views to the countryside westwards and southwards. • The nearest bus stops are located to the southeast of the site, on the junction with Station Road and Horsted Lane, approximately 850m (15 minute) walk dependant on route taken. Busses provide a regular service to Uckfield and Lewes, with onward connections. • There is no pedestrian connectivity to bus stops as there are no footpaths along this part of Station Road. Connectivity is therefore not possible to other facilities and services within the village unless walking on the highway itself. • Although there is a train station in Isfield, it is a heritage line used primarily for tourism. The nearest commuter train station is 3.9 miles (by road) northeast of the site in Uckfield, which provides regular connections, with two trains per hour to London and Tunbridge Wells. • Isfield is identified as a sustainable settlement, being a Secondary village, due to the facilities, services and the frequent bus services available from the Station Road. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 420/3040 Name: Elms Farm, Station Road, Isfield
		S	M	L	Overall	Commentary
						• Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible.
SO2	CLIMATE CHANGE ADAPTATION					• Developing this site will introduce hard standing and structures onto greenfield land, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The entire site is in Flood Zone 1, which is suitable for development, although there is a potential risk of groundwater flooding. • The site has no risk of surface water flooding. • The site is partially within an area of groundwater concern (to the east) so there is some potential groundwater flood risk, however this is difficult to predict. Further investigation would be required if development came forward. • The impact is considered uncertain at this time.
SO4	WATER RESOURCES					• Wealden has been identified as an area of serious water stress.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 420/3040 Name: Elms Farm, Station Road, Isfield
		S	M	L	Overall	Commentary
	& QUALITY					• Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the sit, although the River Uck flows in reasonably close proximity to the northwestern boundary of the site. Potential for water pollution is minimal, however. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is agricultural land but not classified within the Agricultural Land Classification system (ALC) • The site is not safeguarded for waste or minerals operations. • The site is greenfield. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 420/3040 Name: Elms Farm, Station Road, Isfield
		S	M	L	Overall	Commentary
						• Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is located within an area considered to be 'darker' by CPREs light pollution mapping, although with the quantum of development proposed, it is considered there will be minimal pollution from development of the site. However, any development would still need to minimise external lighting and be in compliance with other Local Plan policies on this. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues will not arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The site does not have immediate access to public transport with the nearest bus stop being 0.6 miles away, with no formal pedestrian access. • Given the lack of access to public transport, it is considered likely that development will result in increased traffic or congestion on the road. • There are no sources of noise pollution affecting the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 420/3040 Name: Elms Farm, Station Road, Isfield
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • 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.
SO8	GREEN & BLUE INFRASTRUCTURE					• Hedgerows make up the site's boundaries and provide a contribution to the site's biodiversity, including a larger hedgerow that fronts onto Station Road. Development would need to seek to retain and enhance these features for biodiversity, but there is limited in-field trees or other biodiversity features within the site itself. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • Given that there is connectivity to the wider countryside to the south and west and the potential for development to adversely hedgerows, but acknowledging other Local Plan policies will help to protect these, it is considered the effect is no significant at this time.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • There is no ancient woodland or Priority Habitats within the site, or in close proximity to the site. • The greenfield nature of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows to create a vehicular access), although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site, including hedgerows. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce /

SUSTAINABILITY OBJECTIVE		Effects				Site No: 420/3040 Name: Elms Farm, Station Road, Isfield
		S	M	L	Overall	Commentary
						avoid light or noise pollution and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor negative in the short term but will become minor positive in the medium to long term as any mitigation measures become established.
SO10	LANDSCAPE & TOWNSCAPE					• This site was assessed in the Landscape Evidence Base and is considered to have a moderate to high sensitivity to development in part due to site's rural character, its use for grazing, the historic regular piecemeal enclosure field pattern and mature hedgerows, particularly at Station Road. The site is relatively open within the landscape, particularly to the south and west and this would be difficult to mitigate. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices, although it is clear that the retention of existing hedgerows and trees on site would help screen development in this location. • Due to the lack of a detailed scheme for the site and the likelihood that landscape could be harmed through the implementation of development on site, the effect on this SA Objective is considered to be minor negative at this time.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There are three grade II listed buildings within close proximity to the site. These are located the west (The Old Farmhouse and Barn) and northeast (Faulkners) of the site. The two listed buildings to the west of the site are likely be impacted in terms of their setting, given the proximity of those heritage assets to the site. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 420/3040 Name: Elms Farm, Station Road, Isfield
		S	M	L	Overall	Commentary
						• Therefore, it is considered that the site would have minor negative effect on this SA Objective, given the location of the listed buildings and their proximity to the site although there are no details as to the design and layout of proposed development.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is no existing vehicular access onto the site. Therefore, 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 hedgerows along the Station Road. • There are no footpaths along Station Road in the is location. • The nearest bus stops are located to the southeast of the site, on the junction of Station Road and Horsted Lane, approximately 0.6 miles (15 minute) walk dependant on route taken. Buses provide a regular service to Uckfield and Lewes, with onward connections. • There is no pedestrian connectivity to bus stops as there are no footpaths along this part of Station Road. Connectivity is, therefore, not possible to other facilities and services within the village without walking on the highway. • Although there is a train station in Isfield, it is a heritage line used primarily for tourism. The nearest commuter train station is 3.9 miles (by road) northeast of the site in Uckfield, which provides regular connections, with two trains per hour to London and Tunbridge Wells. • There is PRoW footpath within the site along the eastern boundary of the site which runs from Station Road southwards towards the recreation ground.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 420/3040 Name: Elms Farm, Station Road, Isfield
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be minor negative, given the site has limited sustainable access either for pedestrians or by public transport.
SO14	HOUSING					• The proposed development of this site for residential has the potential to contribute to the district's identified housing need and is within a sustainable settlement (Isfield) in line with the Spatial Strategy. • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward yet by the site promoter. • Given the proposed quantum of housing, development here would make a relatively modest 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.
SO15	HEALTH & WELLBEING					• The nearest health services (GPs, dentists, pharmacy) are in Uckfield, approx. 2.6 miles to the northeast of the site. The nearest hospital is in Uckfield, approx. 2.7 miles to the northeast. • The Uckfield clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Study 2022 concludes that there are no gaps in provision parks and gardens, amenity greenspace and play provision within Isfield Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls i.e. better entrances/approaches, enhanced signage, some bins and surface improvements of the car park for Isfield Recreation Ground.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 420/3040 Name: Elms Farm, Station Road, Isfield
		S	M	L	Overall	Commentary
						• The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is small shortfall in 3G pitch provision in the Uckfield area and an overall insufficient supply of rugby pitches. • The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. • The site is not proposing improvements to sport and recreation provision or to health service provision. • Given the proposed scale of development, it is considered there will be no significant impact on this SA Objective
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 420/3040 Name: Elms Farm, Station Road, Isfield
		S	M	L	Overall	Commentary
						• However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is close to services and facilities within Isfield, although there is no formal pedestrian connectivity to the site. • Future residents of the site would be on the fringe of the settlement, and there is no sustainable access to the site to the services in Isfield, albeit there are possibilities to walk along the highway. • Uncertain effects are expected on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is Little Horsted C of E Primary School, approx. 1.5 miles east of the site but it is not accessible on foot, with further school provision available to the northeast of the site in Uckfield. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective given the proposed quantum of development.

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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 426/3040 Name: Rocks Cottages, Station Road, Isfield
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises greenfield amenity land of 0.64 ha, located to the north and west of Station Road. The site also includes two cottages that front onto Station Road. • The site is proposed for residential development, of up to 8 (net) dwellings by the applicant. • The site is located on the northern periphery of Isfield, to the northwest of Isfield Village Hall, outside the proposed development boundary. The site is neighboured by linear residential development to the north and south along Station Road but has open views to the countryside westwards and southwards. • The nearest bus stops are located to the southeast of the site, on the junction with Station Road and Horsted Lane, approximately 0.7 miles away (15 minute) walk dependant on route taken. Busses provide a regular service to Uckfield and Lewes, with onward connections. • There is no pedestrian connectivity to bus stops as there are no footpaths along this part of Station Road. Connectivity is therefore not possible to other facilities and services within the village unless walking on the highway itself. • Although there is a train station in Isfield, it is a heritage line used primarily for tourism. The nearest commuter train station is 3.8 miles (by road) northeast of the site in Uckfield, which provides regular connections, with two trains per hour to London and Tunbridge Wells. • Isfield is identified as a sustainable settlement, being a Secondary village, due to the facilities, services and the frequent bus services available from the Station Road. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 426/3040 Name: Rocks Cottages, Station Road, Isfield
		S	M	L	Overall	Commentary
						• Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 2 and 3 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment at the northwest boundary. • There is limited risk of surface water flooding on site. • Developing this site will introduce hard standing and structures onto greenfield land, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 2 and 3 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment at the northwest boundary. • There is limited risk of surface water flooding on site. • The site is not within an area of groundwater concern and therefore not at risk of groundwater flooding. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. Other policies within the Local Plan

SUSTAINABILITY OBJECTIVE		Effects				Site No: 426/3040 Name: Rocks Cottages, Station Road, Isfield
		S	M	L	Overall	Commentary
						will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is at risk of fluvial flooding, the impact on this SA Objective is likely to be minor negative over all timeframes although this would be dependent on suitable mitigation and layout of the scheme.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site itself, although the River Uck flows at the northwestern 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. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • It is considered there would be minor negative effects on this SA Objective, predominantly due to the potential of the site to impact the River Uck, which is currently in a poor ecological condition.
SO5	SOIL, LAND & MINERALS					• The site is greenfield land (amenity land) but not classified within the Agricultural Land Classification system (ALC) • The site is not safeguarded for waste or minerals operations. • There are no known issues with contamination of land.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 426/3040 Name: Rocks Cottages, Station Road, Isfield
		S	M	L	Overall	Commentary
						• Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is located within an area considered to be 'darker' by CPREs light pollution mapping, although with the quantum of development proposed, it is considered there will be minimal pollution from development of the site. However, any development would still need to minimise external lighting and be in compliance with other Local Plan policies on this. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues will not arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 426/3040 Name: Rocks Cottages, Station Road, Isfield
		S	M	L	Overall	Commentary
						• The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The site does not have immediate access to public transport with the nearest bus stop being 0.7 miles away, with no formal pedestrian access. • Given the lack of access to public transport, it is considered likely that development will result in increased traffic or congestion on the road. • There are no sources of noise pollution affecting the site. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative, as a result of increases in air pollution from construction and the lack of access to sustainable transport.
SO8	GREEN & BLUE INFRASTRUCTURE					• Mature trees and hedgerows make up the site's boundaries and provide a significant contribution to the site's biodiversity, including mature trees that line River Uck to the north of the site. Development would need to seek to retain and enhance these features for biodiversity, but there is limited in-field trees or other biodiversity features within the site itself. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • Given that there is connectivity to the wider countryside to the south and west and the potential for development to adversely impact mature trees, but acknowledging other Local Plan policies will help to protect these, it is considered the effect is no significant at this time.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • The northern half of the site is located within a Biodiversity Opportunity Area (BOA) associated with the River Uck and its Headwaters.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 426/3040 Name: Rocks Cottages, Station Road, Isfield
		S	M	L	Overall	Commentary
						• There is no ancient woodland or Priority Habitats within the site, or in close proximity to the site. • The greenfield nature of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of mature trees), although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site, including hedgerows. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light or noise pollution and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor negative in the short term but will become minor positive in the medium to long term as any mitigation measures become established.
SO10	LANDSCAPE & TOWNSCAPE					• This site was assessed in the Landscape Evidence Base and is considered to have a moderate to high sensitivity to development in part due to the site's openness in the southwest and intervisibility with the Grade I Listed Building (St Maragaret's Church). It is considered that development would have an adverse impact on the wider landscape and on properties along Station Road, due to the site's topography. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices, although it is clear that the retention of existing hedgerows and trees on site would help screen development in this location.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 426/3040 Name: Rocks Cottages, Station Road, Isfield
		S	M	L	Overall	Commentary
						• Due to the lack of a detailed scheme for the site and the likelihood that landscape could be harmed through the implementation of development on site, the effect on this SA Objective is considered to be minor negative at this time.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There is plethora of listed buildings within close proximity to the site. The site has intervisibility with the Grade I Listed Building (St Maragaret's Church) to the northwest and sits adjacent a Grade II Listed Building named Rocks Farm to the southeast. New development on this site is likely be impact the heritage assets in terms of their setting, given the proximity of those heritage assets to the site. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have minor negative effect on this SA Objective, given the location of the listed buildings and their proximity to the site although there are no details as to the design and layout of proposed development.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is an existing vehicular access onto the site to serve the existing dwellings. However, it is likely that the new development would require the creation of a new vehicular access to the site along Station Road, which is likely to be difficult given visibility in this location and would also detract from the rural setting of the road. • There are no footpaths along Station Road in the is location.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 426/3040 Name: Rocks Cottages, Station Road, Isfield
		S	M	L	Overall	Commentary
						• The nearest bus stops are located to the southeast of the site, on the junction of Station Road and Horsted Lane, approximately 0.7 miles (15 minute) walk dependant on route taken. Buses provide a regular service to Uckfield and Lewes, with onward connections. • There is no pedestrian connectivity to bus stops as there are no footpaths along this part of Station Road. Connectivity is, therefore, not possible to other facilities and services within the village without walking on the highway. • Although there is a train station in Isfield, it is a heritage line used primarily for tourism. The nearest commuter train station is 3.8 miles (by road) northeast of the site in Uckfield, which provides regular connections, with two trains per hour to London and Tunbridge Wells. • There is PRoW footpath that sits along the western boundary of the site which runs from Station Road southwards towards the St Margaret's Church to the west. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be minor negative, given the site has limited sustainable access either for pedestrians or by public transport.
SO14	HOUSING					• The proposed development of this site for residential has the potential to contribute to the district's identified housing need and is within a sustainable settlement (Isfield) in line with the Spatial Strategy. • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward yet by the site promoter. • Given the proposed quantum of housing, development here would make a relatively limited contribution to the districts housing need in a sustainable location and therefore no significant effect is expected.
SO15	HEALTH & WELLBEING					• The nearest health services (GPs, dentists, pharmacy) are in Uckfield, approx. 2.6 miles to the northeast of the site. The nearest hospital is in Uckfield, approx. 2.7 miles to the northeast.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 426/3040 Name: Rocks Cottages, Station Road, Isfield
		S	M	L	Overall	Commentary
						• The Uckfield clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Study 2022 concludes that there are no gaps in provision parks and gardens, amenity greenspace and play provision within Isfield Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls i.e. better entrances/approaches, enhanced signage, some bins and surface improvements of the car park for Isfield Recreation Ground. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is small shortfall in 3G pitch provision in the Uckfield area and an overall insufficient supply of rugby pitches. • The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. • The site is not proposing improvements to sport and recreation provision or to health service provision. • Given the proposed scale of development, it is considered there will be no significant impact on this SA Objective
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 426/3040 Name: Rocks Cottages, Station Road, Isfield
		S	M	L	Overall	Commentary
SO17	SOCIAL DEPRIVATION					• The development could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is close to services and facilities within Isfield, although there is no formal pedestrian connectivity to the site. • Future residents of the site would be on the fringe of the settlement, and there is no sustainable access to the site to the services in Isfield, albeit there are possibilities to walk along the highway. • Uncertain effects are expected on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is Little Horsted C of E Primary School, approx. 2.5 miles east of the site (by road) but it is not accessible on foot, with further school provision available to the northeast of the site in Uckfield. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 426/3040 Name: Rocks Cottages, Station Road, Isfield
		S	M	L	Overall	Commentary
						• The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective given the proposed quantum of development.

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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 777/3040 Name: Land adjacent to The Faulkners, Station Road, Isfield, TN22 5XG
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises agricultural fields of 1.35 ha, located to the north and east of Station Road. • The site is proposed for residential development, of up to 8 dwellings by the applicant. • The site is located on the northern periphery of Isfield, to the north of Isfield Village Hall, outside the proposed development boundary. • The nearest bus stops are located to the southeast of the site, on Station Road, approximately 850m (15 minute) walk dependant on route taken. Busses provide a regular service to Uckfield and Lewes, with onward connections. • There is no pedestrian connectivity to bus stops as there are no footpaths along this part of Station Road. Connectivity is, therefore, not possible to other facilities and services, such as the village hall or church. • Although there is a train station in Isfield it is a heritage line used primarily for tourism. The nearest commuter train station is 2.6 miles northeast of the site in Uckfield, which provides regular connections, with two trains per hour to London and Tunbridge Wells. • Isfield is identified as a sustainable settlement, being a Secondary village, due to the facilities, services and the frequent bus services available. • The site does not comply with the overall spatial strategy for the district as it is outside this sustainable settlement, without pedestrian access to sustainable modes of transport. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 777/3040 Name: Land adjacent to The Faulkners, Station Road, Isfield, TN22 5XG
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 2 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The majority of the site is at risk of surface water flooding. • The site is greenfield currently, however of development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 2 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The majority of the site is at risk of surface water flooding. • The site is within an area of groundwater concern and therefore at risk of groundwater flooding. • The proposed development is therefore suitable for the flood risk zone identified and the site passes the sequential test. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. Other policies within the Local Plan

SUSTAINABILITY OBJECTIVE		Effects				Site No: 777/3040 Name: Land adjacent to The Faulkners, Station Road, Isfield, TN22 5XG
		S	M	L	Overall	Commentary
						will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is at risk of fluvial, surface and groundwater 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 negative over all timeframes although development would be dependent on suitable mitigation.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site, although the River Uck flows near the northern boundary of the site. Potential for water pollution is minimal, however. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district
SO5	SOIL, LAND & MINERALS					• The site is agricultural land but not classified within the Agricultural Land Classification system (ALC) • The site is not safeguarded for waste or minerals operations. • The site is greenfield. • There are no known issues with contamination of land.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 777/3040 Name: Land adjacent to The Faulkners, Station Road, Isfield, TN22 5XG
		S	M	L	Overall	Commentary
						• Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • The proposed development equates to an approx. development density of 40dph which is considered appropriate for this site. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is located within an area considered to be 'darker' by CPREs light pollution mapping, although with the quantum of development proposed, it is considered there will be minimal / no light pollution from development of the site. However, any development would still need to minimise external lighting and be in compliance with other Local Plan policies on this. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed

SUSTAINABILITY OBJECTIVE		Effects				Site No: 777/3040 Name: Land adjacent to The Faulkners, Station Road, Isfield, TN22 5XG
		S	M	L	Overall	Commentary
						development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The site does not have access to a bus stop, the nearest being 850m away and has no pedestrian access. • Given the lack of access to public transport, it is considered likely that development will result in increased traffic or congestion on the road. • There are no sources of noise pollution affecting the site. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative, as a result of increases in air pollution from construction and the lack of access to sustainable transport.
SO8	GREEN & BLUE INFRASTRUCTURE					• The River Uck and its Headwaters BOA lies a short distance to the north of the site. Mitigation might be required. • Short hedgerows make up the site's boundaries and provide a small contribution to the site's biodiversity. Development would need to seek to retain and enhance these features for biodiversity. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • Given that there is connectivity to the wider area to the north and the potential for development to adversely hedgerows, but acknowledging other Local Plan policies will help to protect these, it is considered the effect is no significant at this time.
SO9	BIODIVERSITY					• There are no designated habitats within the site. Although the effects of development on the site can be mitigated with suitable buffers along the site boundaries.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 777/3040 Name: Land adjacent to The Faulkners, Station Road, Isfield, TN22 5XG
		S	M	L	Overall	Commentary
						• The River Uck and its Headwaters BOA lies a short distance to the north of the site. Mitigation might be required. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • Short hedgerows make up the site's boundaries and provide a small contribution to the site's biodiversity. Development would need to seek to retain and enhance these features for biodiversity. • The effect on this SA Objective is considered to be no significant, as the site is within the High Weald National Landscape and the Heathfield Habitat Link BOA.
SO10	LANDSCAPE & TOWNSCAPE					• This site was assessed in the Landscape Evidence Base and is considered to have a moderate sensitivity to development in part due to mature hedgerows and trees and the public rights of way which increase sensitivity. Sensitivity is decreased by the sites semi-enclosed nature, location within the existing settlement and lack of priority habitats or historic features. • However, this site is on the edge of the existing built form of Isfield and is visually well contained in the wider landscape to the north by thick woodland. It is considered that the impact of development could be mitigated through landscaping and careful design. • Given the fact there are no details as to the design and layout of proposed development, therefore uncertain effects are expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There are three grade II listed buildings within close proximity to the site. To the west (The Old Farmhouse and Barn) and south east (Faulkners) of the site. • Two Archaeological Notification Areas lie adjacent the sites boundaries. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 777/3040 Name: Land adjacent to The Faulkners, Station Road, Isfield, TN22 5XG
		S	M	L	Overall	Commentary
						• Therefore, it is considered that the site would have uncertain effect on this SA Objective, given that there are no details as to the design and layout of proposed development.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is no existing vehicular access onto the site. Therefore, 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. • There are no footpaths along Station Road in the is location. • The nearest bus stops are located to the southeast of the site, on Station Road, approximately 850m (15 minute) walk dependant on route taken. Busses provide a regular service to Uckfield and Lewes, with onward connections. • There is no pedestrian connectivity to bus stops as there are no footpaths along this part of Station Road. Connectivity is, therefore, not possible to other facilities and services, such as the village hall or church. • Although there is a train station in Isfield it is a heritage line used primarily for tourism. The nearest commuter train station is 2.6 miles northeast of the site in Uckfield, which provides regular connections, with two trains per hour to London and Tunbridge Wells. • There are PRoW Footpaths No. 14a and 19, which run along the northern and eastern border of the site. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 777/3040 Name: Land adjacent to The Faulkners, Station Road, Isfield, TN22 5XG
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is considered to be minor negative, given the site has no sustainable access either for pedestrians or by public transport.
SO14	HOUSING					• The proposed development of this site for residential has the potential to contribute to the district's identified housing need and is within a sustainable settlement (Isfield) in line with the Spatial Strategy. • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter. • Given the proposed quantum of housing, development here would make a relatively significant 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.
SO15	HEALTH & WELLBEING					• The nearest health services (GPs, dentists, pharmacy) are in Uckfield, approx. 2.6 miles to the northeast of the site. The nearest hospital is in Uckfield, approx. 2.7 miles to the northeast. • The Uckfield clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Study 2022 concludes that there are no gaps in provision parks and gardens, amenity greenspace and play provision within Isfield Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls i.e. better entrances/approaches, enhanced signage, some bins and surface improvements of the car park for Isfield Recreation Ground • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is small shortfall in 3G pitch provision in the Uckfield area and an overall insufficient supply of rugby pitches.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 777/3040 Name: Land adjacent to The Faulkners, Station Road, Isfield, TN22 5XG
		S	M	L	Overall	Commentary
						• The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. • The site is not proposing improvements to sport and recreation provision or to health service provision. • Given the proposed scale of development, it is considered there will be no significant impact on this SA Objective
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • Given the scale of proposed development, it is considered there will be no significant impact on this SA Objective.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 777/3040 Name: Land adjacent to The Faulkners, Station Road, Isfield, TN22 5XG
		S	M	L	Overall	Commentary
						• The site is close to services and facilities within Isfield, although there is no pedestrian connectivity to the site. • Given that future residents of the site would be on the fringe of the settlement, and there is no sustainable access to the site from the services in Isfield. • Uncertain effects are expected on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary is Little Horsted C of E Primary School, approx. 1.5 miles east of the site but it is not accessible on foot, with Uckfield College approx. 2.9 mile to the northeast. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective given the proposed quantum of development.

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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1140/3040 Name: Land at Boathouse Farm, Station Road, Isfield, TN22 5XA
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises agricultural fields of 1ha, located to the north and east of Station Road. • The site is proposed for residential development, of up to 19 (net) dwellings by the applicant. • The site is located on the western periphery of Isfield, to the west of Station Road, adjacent to the proposed development boundary. • The nearest bus stops are located to the southeast of the site, on Station Road, approximately 400m (7 minute) walk, although the footpath is on the opposite side of Station Road. Busses provide a regular service to Uckfield and Lewes, with onward connections. • There is pedestrian connectivity to bus stops although the footpath is on the opposite side of Station Road. Connectivity is, therefore could be possible to other facilities and services, such as the village hall or church. • Although there is a train station in Isfield it is a heritage line used primarily for tourism. The nearest commuter train station is 2.8 miles northeast of the site in Uckfield, which provides regular connections, with two trains per hour to London and Tunbridge Wells. • Isfield is identified as a sustainable settlement, being a Secondary village, due to the facilities, services and the frequent bus services available. • The site does not comply with the overall spatial strategy for the district as it is outside this sustainable settlement, without pedestrian access to sustainable modes of transport. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1140/3040 Name: Land at Boathouse Farm, Station Road, Isfield, TN22 5XA
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 2 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The majority of the site is at risk of surface water flooding. • The site is greenfield currently, however of development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The rear of the site lies within Flood Zone 2 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. However, the majority of the site is within Flood Zone 1. • There is a risk of surface water flooding along the southeast boundary of the site. • The site is within an area of groundwater concern and therefore at risk of groundwater flooding. • The proposed development is therefore suitable for the flood risk zone identified and the site passes the sequential test. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. Other policies within the Local Plan

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1140/3040 Name: Land at Boathouse Farm, Station Road, Isfield, TN22 5XA
		S	M	L	Overall	Commentary
						will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Parts of the site is at risk of fluvial, surface and groundwater flooding, but policies within the plan will provide for suitable mitigation for surface water flood risk. However, there is potential for development in the northeast half of the site, therefore, the impact on this SA Objective is likely to be uncertain over all timeframes with suitable mitigation.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district
SO5	SOIL, LAND & MINERALS					• The site is agricultural land but not classified within the Agricultural Land Classification system (ALC) • The site is not safeguarded for waste or minerals operations. • The site is greenfield. • There are no known issues with contamination of land.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1140/3040 Name: Land at Boathouse Farm, Station Road, Isfield, TN22 5XA
		S	M	L	Overall	Commentary
						• Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • The proposed development equates to an approx. development density of 40dph which is considered appropriate for this site. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is located within an area considered to be 'darker' by CPREs light pollution mapping, although with the quantum of development proposed, it is considered there will be minimal / no light pollution from development of the site. However, any development would still need to minimise external lighting and be in compliance with other Local Plan policies on this. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1140/3040 Name: Land at Boathouse Farm, Station Road, Isfield, TN22 5XA
		S	M	L	Overall	Commentary
						development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The site does not have access to a bus stop, the nearest being 850m away and has no pedestrian access. • Given the lack of access to public transport, it is considered likely that development will result in increased traffic or congestion on the road. • There are no sources of noise pollution affecting the site. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative in the short to mid-term, as a result of increases in air pollution from construction. The long-term impacts are likely to have no significant effect due to the potential access to sustainable transport.
SO8	GREEN & BLUE INFRASTRUCTURE					• The River Uck and its Headwaters BOA covers the southern third of the site. Mitigation would be required. • Short hedgerows with some sparce trees make up the site's boundaries and provide a small contribution to the site's biodiversity. Development would need to seek to retain and enhance these features for biodiversity. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • Given that there is connectivity to the wider area to the south and the potential for development to adversely hedgerows, but acknowledging other Local Plan policies will help to protect these, it is considered the effect is uncertain at this time.
SO9	BIODIVERSITY					• There are no designated habitats within the site. Although the effects of development on the site can be mitigated with suitable buffers along the site boundaries.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1140/3040 Name: Land at Boathouse Farm, Station Road, Isfield, TN22 5XA
		S	M	L	Overall	Commentary
						• The River Uck and its Headwaters BOA covers the southern third of the site. Mitigation would be required. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • Short hedgerows make up the site's boundaries and provide a small contribution to the site's biodiversity. Development would need to seek to retain and enhance these features for biodiversity. • The effect on this SA Objective is considered to be uncertain, as the south of the site is within the River Uck and its Headwaters BOA.
SO10	LANDSCAPE & TOWNSCAPE					• This site was assessed in the Landscape Evidence Base and is considered to have a moderate sensitivity to development in part due to the rural character of the site (pastoral land use) and strong hedgerow boundaries. • However, this site is behind the built form of Isfield and is exposed to wider views to the southwest. It is considered that the impact of development could be too detrimental for landscaping and careful design to mitigate the impact of developing the site. • Given the fact there are no details as to the design and layout of proposed development, therefore minor negative effects are expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area nor any other heritage assets. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have no significant effect on this SA Objective, given that there are no heritage assets within close proximity to the site.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1140/3040 Name: Land at Boathouse Farm, Station Road, Isfield, TN22 5XA
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is existing vehicular access onto the site via a field gate onto Culpepper Close to the north. • However, 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. • There are only footpaths along eastern side of Station Road in the is location. • The nearest bus stops are located to the southeast of the site, on Station Road, approximately 400m (7 minute) walk, although the footpath is on the opposite side of Station Road. Busses provide a regular service to Uckfield and Lewes, with onward connections. • There is pedestrian connectivity to bus stops although the footpath is on the opposite side of Station Road. Connectivity is, therefore could be possible to other facilities and services, such as the village hall or church. • Although there is a train station in Isfield it is a heritage line used primarily for tourism. The nearest commuter train station is 2.8 miles northeast of the site in Uckfield, which provides regular connections, with two trains per hour to London and Tunbridge Wells. • There are no PRoW on the site. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain, as it is unknown whether the visibility at junction onto Station Road would be suitable for further intensification.
SO14	HOUSING					• The proposed development of this site for residential has the potential to contribute to the district's identified housing need and is within a sustainable settlement (Isfield) in line with the Spatial Strategy.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1140/3040 Name: Land at Boathouse Farm, Station Road, Isfield, TN22 5XA
		S	M	L	Overall	Commentary
						• However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter. • Given the proposed quantum of housing, development here would make a relatively significant 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.
SO15	HEALTH & WELLBEING					• The nearest health services (GPs, dentists, pharmacy) are in Uckfield, approx. 2.8 miles to the northeast of the site. The nearest hospital is in Uckfield, approx. 2.9 miles to the northeast. • The Uckfield clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Study 2022 concludes that there are no gaps in provision parks and gardens, amenity greenspace and play provision within Isfield Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls i.e. better entrances/approaches, enhanced signage, some bins and surface improvements of the car park for Isfield Recreation Ground • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is small shortfall in 3G pitch provision in the Uckfield area and an overall insufficient supply of rugby pitches. • The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. • The site is not proposing improvements to sport and recreation provision or to health service provision.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1140/3040 Name: Land at Boathouse Farm, Station Road, Isfield, TN22 5XA
		S	M	L	Overall	Commentary
						• Given the proposed scale of development, it is considered there will be no significant impact on this SA Objective
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • Given the scale of proposed development, it is considered there will be no significant impact on this SA Objective.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is close to services and facilities within Isfield, and there is pedestrian connectivity to the site. • Given that future residents of the site would be on the close to the settlement, and there is sustainable access to the site from the services in Isfield.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1140/3040 Name: Land at Boathouse Farm, Station Road, Isfield, TN22 5XA
		S	M	L	Overall	Commentary
						• Minor positive effects are expected on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary is Little Horsted C of E Primary School, approx. 1.5 miles east of the site but it is not accessible on foot, with Uckfield College approx. 3.1 mile to the northeast. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective given the proposed quantum of development.

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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1143/3040 Name: Land to rear of Sandpit Cottage, Station Road, Isfield, TN22 5JH
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises Amenity land and a small collection of light industrial buildings and agricultural sheds, of 0.86 ha, located to the northeast of Station Road. • The site is proposed for residential development, of up to 15-20 (net) dwellings by the applicant. • The site is located on the northern periphery of Isfield, to the northeast of Isfield Village Hall, within the proposed development boundary. • The nearest bus stops are located to the southeast of the site, on Station Road, approximately 850m (15 minute) walk dependant on route taken. Busses provide a regular service to Uckfield and Lewes, with onward connections. • There is no pedestrian connectivity to bus stops as there are no footpaths along this part of Station Road. Connectivity is, therefore, not possible to other facilities and services, such as the village hall or church. • Although there is a train station in Isfield it is a heritage line used primarily for tourism. The nearest commuter train station is 2.6 miles northeast of the site in Uckfield, which provides regular connections, with two trains per hour to London and Tunbridge Wells. • Isfield is identified as a sustainable settlement, being a Secondary village, due to the facilities, services and the frequent bus services available. • The site does not comply with the overall spatial strategy for the district as it is outside this sustainable settlement, without pedestrian access to sustainable modes of transport. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1143/3040 Name: Land to rear of Sandpit Cottage, Station Road, Isfield, TN22 5JH
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The majority of the site is at risk of surface water flooding. • The site is brownfield currently, however of development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site is not at risk of surface water flooding. • The site is within an area of groundwater concern and therefore at risk of groundwater flooding. • The proposed development is therefore suitable for the flood risk zone identified and the site passes the sequential test. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. Other policies within the Local Plan

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						will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial and surface flooding, although the site is within an area at risk groundwater flooding. However, 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 although development would be dependent on suitable mitigation.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site, although the River Uck flows near the northern boundary of the site. Potential for water pollution is minimal, however. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district
SO5	SOIL, LAND & MINERALS					• The site is agricultural land but not classified within the Agricultural Land Classification system (ALC) • The site is not safeguarded for waste or minerals operations. • The site is brownfield.

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						• There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • The proposed development equates to an approx. development density of 40dph which is considered appropriate for this site. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is located within an area considered to be 'darker' by CPREs light pollution mapping, although with the quantum of development proposed, it is considered there will be minimal / no light pollution from development of the site. However, any development would still need to minimise external lighting and be in compliance with other Local Plan policies on this. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed

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						development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The site does not have access to a bus stop, the nearest being 850m away and has no pedestrian access. • Given the lack of access to public transport, it is considered likely that development will result in increased traffic or congestion on the road. • There are no sources of noise pollution affecting the site. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative, as a result of increases in air pollution from construction and the lack of access to sustainable transport.
SO8	GREEN & BLUE INFRASTRUCTURE					• The River Uck and its Headwaters BOA lies a short distance to the north of the site. Mitigation might be required. • The significant trees, hedgerows and pond located within the site and along site boundaries provide wildlife corridors and steppingstones to the wider area, particularly to the River Uck and its Headwaters BOA to the north. However, given the sites current use, the impact on existing wildlife may be lessened. • Development would need to seek to retain and enhance these features for biodiversity. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • Given that there is connectivity to the wider area to the north and the potential for development to adversely hedgerows, but acknowledging other Local Plan policies will help to protect these, it is considered the effect is no significant at this time.

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SO9	BIODIVERSITY					• There are no designated habitats within the site. Although the effects of development on the site can be mitigated with suitable buffers along the site boundaries. • The River Uck and its Headwaters BOA lies a short distance to the north of the site. Mitigation might be required. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • Short hedgerows make up the site's boundaries and provide a small contribution to the site's biodiversity. Development would need to seek to retain and enhance these features for biodiversity. • The effect on this SA Objective is considered to be no significant.
SO10	LANDSCAPE & TOWNSCAPE					• This site was assessed in the Landscape Evidence Base and is considered to have a low to moderate sensitivity to development in due to the site containing existing development (including existing light industrial buildings) and having a largely enclosed character. 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. • However, this site is on the edge of the existing built form of Isfield and is visually well contained in the wider landscape to the north by thick treelines. It is considered that the impact of development could be mitigated through landscaping and careful design. • Given the fact the site has been previously developed minor positive effects are expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • The Grade II Listed Building (Faulkners) lies to the south west of the site, on the western side of the sites existing vehicular access. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies.

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						• Therefore, it is considered that the site would have uncertain effect on this SA Objective, given that there are no details as to the design and layout of proposed development.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is an existing vehicular access onto the site, via a shared access road from Station Road. The shared access road services a small number of neighbouring dwellings and businesses. Although it is not demonstrated within the submission, this vehicular access is within the applicant's control. • There are no footpaths along Station Road in the is location. • The nearest bus stops are located to the southeast of the site, on Station Road, approximately 850m (15 minute) walk dependant on route taken. Busses provide a regular service to Uckfield and Lewes, with onward connections. • There is no pedestrian connectivity to bus stops as there are no footpaths along this part of Station Road. Connectivity is, therefore, not possible to other facilities and services, such as the village hall or church. • Although there is a train station in Isfield it is a heritage line used primarily for tourism. The nearest commuter train station is 2.6 miles northeast of the site in Uckfield, which provides regular connections, with two trains per hour to London and Tunbridge Wells. • Isfield Footpath 15 runs north to south along the western boundary of the site, which then connects to Isfield Footpath 14a at the north western corner of the site. Isfield Footpath 14b runs east to west along the northern boundary, which then connects to Isfield Footpaths 14c, 16a, 16b and 23.

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						• Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The 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. • The impact on this SA Objective is considered to be uncertain, given the site would require the provision of a transport assessment to demonstrate that an upgraded vehicular access could be provided to the site from Station Road.
SO14	HOUSING					• The proposed development of this site for residential has the potential to contribute to the district's identified housing need and is within a sustainable settlement (Isfield) in line with the Spatial Strategy. • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter. • Given the proposed quantum of housing, development here would make a relatively significant 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.
SO15	HEALTH & WELLBEING					• The nearest health services (GPs, dentists, pharmacy) are in Uckfield, approx. 2.6 miles to the northeast of the site. The nearest hospital is in Uckfield, approx. 2.7 miles to the northeast. • The Uckfield clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Study 2022 concludes that there are no gaps in provision parks and gardens, amenity greenspace and play provision within Isfield Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities

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						for new provision to focus on existing quantity shortfalls i.e. better entrances/approaches, enhanced signage, some bins and surface improvements of the car park for Isfield Recreation Ground • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is small shortfall in 3G pitch provision in the Uckfield area and an overall insufficient supply of rugby pitches. • The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. • The site is not proposing improvements to sport and recreation provision or to health service provision. • Given the proposed scale of development, it is considered there will be no significant impact on this SA Objective
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • Given the scale of proposed development, it is considered there will be no significant impact on this SA Objective.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.

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SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does propose to loss of existing employment floorspace provision, of 1,808m^2, it is considered that the site would have minor negative effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is close to services and facilities within Isfield, although there is no pedestrian connectivity to the site. • Given that future residents of the site would be on the fringe of the settlement, and there is no sustainable access to the site from the services in Isfield. • Uncertain effects are expected on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary is Little Horsted C of E Primary School, approx. 1.5 miles east of the site but it is not accessible on foot, with Uckfield College approx. 2.9 mile to the northeast. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective given the proposed quantum of development.

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.