Appendix A11s Parish: Little Horsted

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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1061/1410 Name: Land at Owlsbury Farm, Lewes Road, Uckfield
		S	M	L	Overall	Commentary

SO1	CLIMATE CHANGE MITIGATION					• The site is mainly in agricultural use.
						• The site is 167.22ha in size and is proposed as a new neighbourhood to the west of the A22 and Uckfield.
						• The proposal is for up to 2,000 net dwellings, a new 60ha SANGs, employment spaces, new and enhanced walking and cycling infrastructure, new community infrastructure and education infrastructure (including a new two form entry primary school and pre-school nursery).
						• The site is isolated and detached from any identified settlement or local facilities and amenities and therefore does not conform with the overall Spatial Strategy for the district as it is not located within a sustainable settlement and is outside any proposed development 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.
						• The scheme is proposing a range of measures to deliver net zero development including:
						  ○ Minimising energy usage by design and maximising on-site renewable energy production for community use, maximising low/zero carbon building technologies such as energy efficiency and fabric performance and enhancing water-use efficiency throughout the neighbourhood.
						  ○ Minimising car dependency by design through an integrated Active Travel agenda.
						  ○ Domestic EV charging and an integrated approach with the new Gridserve EV fast-charging station.

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						○ Ensuring flood resilience and improving flood capacity to improve flooding on the River Uck with the sustainable drainage contributing to new wetlands; and ○ Enhanced carbon sequestration through the provision of new permanent meadows and woodlands. • Given the mixed-use nature of the proposed development, car use may be reduced and therefore emissions from vehicles, as residents will be able to access services and facilities within the development. • The proposals to provide new and enhanced walking, cycling and public transport connections for residents across and along the A22 to Uckfield town centre could also reduce car use and emissions. However, there is still some uncertainty as to how this will be achieved effectively, particularly for pedestrian and cyclists. • 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. However, the mitigation measures identified by the proposed scheme will minimise impacts as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site is greenfield currently and development of the site would introduce large areas of impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • The river Uck and its associated flood zones (2, 3a and 3b functional floodplain) borders the north, western and eastern boundaries of the site and the flood zones extend into small parts of the site. • However, the majority of the site is within Flood Zone 1.

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						• 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 (currently they are not) and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The river Uck and its associated flood zones (2, 3a and 3b functional floodplain) borders the north, western and eastern boundaries of the site and the flood zones extend into small parts of the site. • The Wealden SFRA includes allowances for climate change impacts on flood zones and this shows a slightly larger Flood Zone 2 than the Environment Agency mapping. • The majority of the site is within Flood Zone 1, as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site is also affected by surface water flood risk as defined by the Wealden Strategic Flood Risk Assessment. These areas are relatively limited given the scale of the site are mostly spread throughout the site, although as expected, larger areas are focussed on the River Uck. • It is likely given the size of the proposed development that suitable mitigation for surface water flood risk could be implemented and the current proposals are looking to provide SuDS and River Uck wetland that mitigates flood risk within the site. • Much of the site, except for central part and southeastern tip of the site is within an area of groundwater concern and therefore may be at risk of groundwater flooding. Further investigations would be required as part of any development. • A sequential approach to the location of development on site will need to be taken to direct development first to the areas of the site not at risk of flooding. • The existing proposals seek to create the wetland park within the floodplain of the river Uck and provide extensive SuDS within the site to manage flood risk. • Housing development is directed to the areas of the district within Flood Zone 1.

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						• Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the measures set out in the scheme for the site, it is considered there will be a minor positive effect on this SA Objective.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • The development of this site will increase the demand for water consumption and wastewater treatment. • The river Uck flowing through the western and northern edge of the site is classified by the Environment Agency as being in poor ecological status and failing in its chemical status. Development of the site could exacerbate the rivers poor status through potential pollution, directly and indirectly through surface runoff and discharge. • The proposed development seeks to provide measures to improve the water quality of the river Uck through the provision of wetland and the creation of new habitat. • 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. • It is expected that should the measures put forward in the proposed scheme come forward, minor positive effects will be likely on this SA Objective as there will still be pressure on water resources.
SO5	SOIL, LAND & MINERALS					• The site is a greenfield site in agricultural use, with the vast majority not classified within the ALC survey. However, where classified, the site contains some BMV land with approximately 10.75 ha classified as good to moderate quality agricultural land (3a) and a further 5.59 ha classified as good quality agricultural land (2). The loss of this agricultural land equates to a loss of 16.34ha of BMV land.

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						• The site is not safeguarded for minerals or waste operations. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the scale of development is likely to result in the significant disturbance of soil which 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 scheme looks to enhance biodiversity and landscape features of the site which may help safeguard soil health; however, this is far from certain and there will be soil excavation as part of development. • 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 minor negative at this stage given the significant loss of BMV land.
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 largely within a 'darker' area as classified by CPREs light pollution mapping, with the only exception being the northeast corner of the site near the existing farm and the A22. • Given the size and location of this site and the potential quantum of development that is proposed, significant levels of light pollution are likely to be introduced. • 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

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						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. • Given the scale of development proposed, there is likely to be a significant increase in traffic and congestion on the road network, although the mitigation measures proposed such as enhancements to walking and cycling infrastructure, may reduce this. • However, significant concerns remain over highways capacity and wider issues such as pedestrian access across the A22 that is uncertain. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Given the size of the site it is likely to result in a significant number of additional cars on the road despite the proposed mitigation measures and provision of on-site facilities. • Therefore, major negative effects are expected on this SA Objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant Local Plan policies.
SO8	GREEN & BLUE INFRASTRUCTURE					• The internal field boundaries are typically formed by mature hedgerows and watercourses and there are a number of field ponds within the area, although there are fields that are formed by modern amalgamation. Nonetheless, these provide wildlife corridors and stepping stones within the site and to the wider countryside whilst also contributing to the green infrastructure network.

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						• Development of the site would need to seek to retain and enhance the existing hedgerows and watercourses within the site to maintain and enhance the green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • The proposed scheme is seeking to deliver attractive and publicly accessible green space with approximately 12km (8 miles) of dedicated, accessible Active Travel and segregated 'green' routes. There will also be a new 60ha 'Wild Owlsbury' (SANG), with circuit trails and habitat enhancements. This is together with retaining and enhancing trees and hedgerows within the site. This will contribute to the green infrastructure network. • Therefore, a minor negative effect is likely in the short to medium term as the site is developed, however over the longer term major positive effects are expected as the green measures become established.
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site or in close proximity. The site is located within the 7km zone of influence for the Ashdown Forest SPA. • The River Uck Habitat Link Biodiversity Opportunity Area (BOA) runs round the western boundary and northern boundary of the site, following the flow path and floodplain of the river Uck. • There several pockets of ancient woodland (also classed as Priority Habitat Deciduous woodland in some cases) and some other priority habitats dotted throughout the site, but particularly to the southeast of the site. • The hedgerows and watercourses/field ponds and ancient woodland within the site contribute to its biodiversity together with the BOA. • The site is does have some degree of biodiversity value, and this may be significant in parts i.e. those parts within the BOA. This would need to be investigated as part of development and appropriate mitigation provided.

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						• Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • The scheme proposed is seeking to provide significant biodiversity protections, creation and enhancement through retaining and enhancing trees and hedgerows within the site, enhancing existing habitats and creating new ones on the currently low ecological value agricultural land and the provision of a new wetland habitat. • Therefore, a minor negative effect is likely in the short to medium term as the site is developed; however, over the longer term major positive effects are expected as the green measures become established.
SO10	LANDSCAPE & TOWNSCAPE					• The site is assessed as being of moderate sensitivity to development, within the landscape evidence base, as it shares some of the characteristics of the wider assessment area, including the undulating landscape crossed by the narrow valley of the River Uck. • It does note that the field pattern of much of the site is influenced by modern field amalgamation, a consented solar electric forecourt (Gridserve Development) to the north of the site at Copwood Farm and the proximity of the site to the busy A22 decreases sensitivity to the east. • Developing this site will introduce significant built form into a largely rural area. • The assessment also notes development should focus on the eastern areas of the site, which are less sensitive, so as to relate better to the existing settlement pattern. Development should avoid the south-east of the site so as to limit the perception of coalescence between Uckfield and the smaller village of Little Horsted and to maintain the rural character of outward views from Horsted Place Registered Park and Garden and other listed buildings. • Given the scale of development proposed, it is likely that development would have a significant impact on the wider landscape. There are limited measures put forward to far as to how to address these landscape impacts.

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						• Even with measures and mitigation in place, the scale of the development is still likely to be visible in views to / from the wider landscape (including the National Park) and therefore a minor negative effect is expected on this SA objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a Conservation Area. • There is a single Grade II listed building (Owlsbury Farm) that is located within the northeastern portion of the site and could be affected by new residential development in this location. The suitability of any development would need to be considered in the context of the setting of this listed building. • There are also a number of other listed buildings (six in total) located to the southeast and southwest of the site, in close proximity, associated with the village of Little Horsted. The suitability of any development would need to be considered in the context of the setting of these listed buildings. • The proposed development does not currently address these issues and therefore it is considered that there is currently an uncertain effect on the 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 as the scheme doesn't put forward any measures.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is detached from Uckfield that sits to the east (a sustainable settlement as defined in the Settlement Hierarchy) by the A22 and is therefore isolated from local services, facilities and public transport. • The scheme proposed seeks to maximise opportunities to link and connect to existing settlements as well as existing and future employment hubs at Bellbrook Industrial Estate and the new Ridgewood Employment Area.

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						• It proposes Walking and cycling connections to Uckfield centre and rail station, within a 20–30-minute walk or 10-minute cycle, including proposals for a dedicated Active Travel route. • The scheme proposes to safeguard the Lewes to Uckfield rail route along the old, dismantled railway. • The scheme also proposes potential grade crossing points over the A22 to Uckfield Town Centre along the B2101, although this is not yet been fully established given the potential need for third party land and agreement form the Local Highway Authority. • The scheme also proposes a phased strategy of new/extended bus services, including a 'year one' bus link to the town centre, providing a robust and visible level of non-car use. A through highway route is proposed for the site that would also be used for bus services. • In addition, the scheme proposes a new vehicular access junction along the A22, creating a new fourth arm on the Owlsbury Roundabout, which currently serves the Ridgewood site to the east of the A22, as well as a left in – left out priority junction at the northeastern corner of the site with the A22. There will also be bus/emergency and existing residents' access only junction with the A26 to the south of the site. • There are a number of measures put forward by the proposal, which if implemented, would provide positive effects, but there is uncertainty as to whether suitable and desirable crossing points over the A22 for pedestrian and cyclists would be possible, particularly without third party land. Given the above, the impact on this SA Objective is considered a minor negative at this stage.
SO14	HOUSING					• The primary development for this site is residential (at 2,000 homes), which will significantly contribute to the district's identified housing need, albeit not within a sustainable settlement and therefore not in conformity with the overall spatial strategy for the district. • The scale of this new neighbourhood supports the provision of affordable homes to help the Council in responding to local demand. The scheme also seeks to provide homes for

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						first time buyers, older persons and accessible housing as well as self-build and custom build. • At this stage, the type and scale of each of category of new homes is not known. • However, a major positive effect is expected on this SA Objective
SO15	HEALTH & WELLBEING					• The nearest health services (GPs, dentists, pharmacy) are in Uckfield, approx. 2.1 miles to the east of the site. The nearest hospital is in Uckfield, approx. 2.3 miles to the northeast of the site. • 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. • Sports facilities are available in Uckfield (Freedom Leisure Centre) and these would be accessible by bus. • The proposed scheme states it that the Neighbourhood Heart could include new health and recreation facilities but does not give details. • The proposal does confirm the provision of a new, public Owlsbury Sports Club facility, with all-weather outdoor multi-purpose sports facilities and clubhouse, serving the north of Wealden. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short term but are expected to be minor positive in the medium to longer term, depending on the expansion of the existing health sector and following the implementation of other facilities.
SO16	QUALITY OF LIFE & PLACE					• Given the size of the site, it is considered there will be the potential for significant provision of affordable housing, custom and self-build homes and play space contributions as well, which will contribute to quality-of-life improvements.

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						• The proposed scheme looks to create safe, attractive and socially integrated spaces within the development to improve quality of life. • Development will need to comply with other Local Plan policies, which will address matters of design and quality of life within the district as well as the District's Design Code. • The effects are expected to be minor positive.
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of development in accordance with relevant policies within the Local Plan. • The proposed scheme seeks to deliver a wider range of housing types, community spaces and infrastructure to assist in reducing social deprivation. • The effects are expected to be minor positive.
SO18	ECONOMY & EMPLOYMENT					• The site is proposed primarily for housing development. • The scheme does seek to maximise opportunities to link and connect to existing settlements as well as existing employment centres at Bells Industrial Estate and the new employment site permitted at Ridgewood, whilst at the same time fostering the creation of employment within the site to complement the existing employment offer, by creating opportunities for start-ups and maker spaces that are located within the Neighbourhood Heart. This could provide access to employment for future residents. • There are no details as to the type of employment provision within the site. • However, a minor positive effect is expected on this SA Objective
SO19	TOWN & VILLAGE CENTRES					• The site is currently isolated and detached from any identified settlement or local facilities and amenities. • However, the proposed scheme seeks to create a new community and neighbourhood centre and provide links with Uckfield Town Centre specifically that will likely benefit from the number of new residents anticipated at the site.

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						• Therefore, a minor positive effect is expected on this SA Objective
SO20	EDUCATION & SKILLS					• There may be the potential to improve skills and training through local job creation/apprenticeships during construction. • The scheme is proposing new community infrastructure and education infrastructure (including a new two form entry primary school and pre-school nursery) that will serve the new residents of the proposed scheme and will ensure trips outside the new neighbourhood for schooling are limited. • Therefore, a minor positive effect is expected on this SA Objective.

SUMMARY OF RESULTS:	Site No: 1061/1410 Name: Land at Owlsbury Farm, Lewes Road, Uckfield																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																			
Minor Positive																			
Not Significant																			
Minor Negative																			
Major Negative																			
Uncertain																			

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

	• Health and wellbeing • Sustainable transport • Infrastructure
Cumulative Effects	The site does not conform with the overall spatial strategy for the district as it is isolated and detached from any settlement or local facilities and amenities. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural
Summary	**Major positive effects: SO8 Green & Blue Infrastructure; SO9 Biodiversity and SO14 Housing** It is likely that some degree of negative effect will be likely on green infrastructure and biodiversity during construction of any development however in the longer terms the effects on SO8 and SO9 are likely to be major positive as the size of the site provides significant opportunities for BNG as well as the protection, retention and enhancement of existing assets. The proposed scheme seeks to achieve this. Given the size of the site and its potential to provide specialist forms of the housing alongside market housing, the impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. **Minor positive effects**: **SO3 Flood Risk; SO4 Water Resources and Quality; SO15 Health and Wellbeing Quality of Life & Place; SO16 Quality of Life and Place; SO17 Social Deprivation; SO18 Economy and Employment; SO19 Town and Village Centre and SO20 Education & Skills** Minor positive effects are likely on SO3 as the site does have a degree of flood risk now and in the future under climate change, although the extents only increase slightly. The proposals for the site show that suitable mitigation can be implemented, and that the most vulnerable development can be sited within the areas of the site at least risk of flooding. Minor positive effects are likely on SO4 as whilst its development will increase pressure for water supply and wastewater infrastructure, the proposals put forward suitable and appropriate mitigation measures such as SuDS provision and habitat creation to improve water quality. Discussions would still need to be had with the water companies however to ensure supplies and infrastructure are adequate. The proposals for the site in terms of public realm, housing provision and community facilities mean there is likely to be minor positive effects on SO15, SO16 and SO17.

	Minor positive effects are also likely on SO18 as the site proposals seek to maximise opportunities to link and connect to existing and future employment hubs in the area at Bellbrook Industrial Estate and new Ridgewood Employment site, whilst at the same time fostering the creation of opportunities for start-ups and maker spaces that are located within the site itself. Minor positive effects are also likely on SO19 as the proposed scheme seeks to create a new community and neighbourhood with sustainable connections to the wider area and other settlements i.e. Uckfield. The scheme proposes new community infrastructure and education infrastructure (including a new two form entry primary school and pre-school nursery) that will serve the new residents of the proposed scheme and will ensure trips outside the new neighbourhood for schooling are limited. This will be a positive impact on this SA Objective. **Minor Negative Impacts: SO1 Climate Change; SO5 Soil, Land & Minerals; SO6 Waste; S10 Landscape & Townscape, SO13 Travel and Accessibility** Minor negative effects are likely on SO1 as whilst the mitigation measures identified by the proposed scheme and Local Plan policies will minimise impacts as far as possible, a residual minor negative impact is likely to remain. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. Minor negative impacts are also expected on SO5 as the development would result in the loss of BMV land totalling 16.34ha, which could not be mitigated. Minor negative effects are likely on SO10 as the scale of the development is still likely to be visible in views to / from the wider landscape (including the National Park) despite landscape mitigation measures being put in place. The scale of the proposed development would also introduce significant built form into a largely rural area. A minor negative impact is also expected on SO13, as although significant improvements measures are being put forward, the there is uncertainty as to whether suitable and desirable crossing points over the A22 for pedestrian and cyclists would be possible, particularly without third party land. **Major Negative Impacts: SO7 Pollution** Major negative effects are likely on SO7 in terms of light pollution. The site is located within an area classed as being ‘darker’ by CPREs light pollution mapping and regardless of mitigation measures employed, this scale of development will introduce significant light pollution. Given the scale of development proposed, there is likely to be a significant increase in traffic and congestion on the road network, although the mitigation measures proposed such as enhancements to walking and cycling

	infrastructure, may reduce this. However, significant concerns remain over highways capacity and wider issues such as pedestrian access across the A22. **Uncertain: SO2 Climate Change Adaption; SO11 Historic and Cultural Heritage; SO12 Digital Infrastructure** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation as it is unsuitable, being rural in nature and isolated and remote from local services and facilities and public transport. Early high-level transport modelling has been undertaken by the Council and at this time there are significant concerns relating to highways capacity (relating to the capacity along the A22 close to the site). Further modelling will be required to determine whether mitigation can negate any highways capacity impacts. The site would also need to demonstrate that suitable opportunities to create safe and legible access across the A22 can be achieved so that the residents had suitable access to Uckfield Town Centre. In addition to this, the site would need to be carefully masterplanned to allow connectivity across the site, whilst ensuring that the flood zones and River Uck are respected; retain landscape features and providing necessary mitigation measures to the South Downs National Park and listed buildings at Little Horsted. Significant off site and onsite infrastructure will be required and subject to all necessary studies. Whilst the draft proposals from the site promoters show how these issues may be addressed in part (e.g. no development within flood zones), significant concerns remain regarding other matters, in particular highways capacity and wider sustainability issues such as connectivity over the A22 to Uckfield Town Centre. Despite the sites size, it is not considered sufficient, in isolation, or combined with other adjacent land, to deliver a genuinely sustainable garden settlement/urban extension, although if it demonstrated highways connectivity particularly it may be able to come forward.