Appendix A11t Parish: Long Man

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

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 1029/1310 SITE: Natewood Farm, Polegate Road, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently agricultural land (site is greenfield) • The site is 2.06 ha in size and proposed for 9,300m^2 (net) employment floorspace by the applicant. • The site is to the west of the A22 to the between Hailsham and Polegate and is surrounded by open agricultural land immediately to the north and south, and a solar farm to the west all with ancient woodland beyond. Further agricultural land is to the east on the opposite side of the A22. • 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 site is detached from any settlement, so any development is likely to result in an increase in car use to reach either Hailsham or Polegate for services and facilities. Therefore, any development is likely to result in a limited increase in car use to reach larger settlements outside the district, increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • 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, although a residual minor negative impact is likely to remain

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SO2	CLIMATE CHANGE ADAPTATION					• Developing this site will introduce hard standing and structures on 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 is within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment and there is no surface or ground water flood risk on the site. 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 or surface water flooding, and not within an area of groundwater concern, any surface water runoff caused by developing hardstanding on this greenfield site mitigated with a suitably designed development, and that policies within the plan will provide for suitable surface water drainage, the impact on this SA Objective is likely to be no significant effect over all timeframes
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or within close proximity. • 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.

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						• 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 of agricultural land but has not been classified within the Agricultural Land Classification survey. • The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO_2 emissions. • The land is not safeguarded for minerals. • The site is greenfield land in a rural location between Hailsham and Polegate. • 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 minor negative 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					• Development of the site is likely to introduce more light pollution to the area, which is classed as being on the fringe of darker areas in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • 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.

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						• The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • 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. • Nonetheless, given the propose in this location and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of agricultural land. The site is rural in character and setting. • Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site, particularly to provide screening from the open views from the west. • 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 on this SA Objective is considered to be uncertain at this time.

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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). Furthermore, there are no ancient woodland on the site. • The site is entirely within the Wilmington Woodlands and Watershed biodiversity opportunity area. • 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 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. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor negative in the short term but will have no significant effect in the medium to long term as any mitigation measures become established.
SO10	LANDSCAPE & TOWNSCAPE					• The site is detached from any settlement, although there is existing employment industrial unites to the south of the site, solar panels to the west and a depot to the east on the opposite side of the A22. • The site is considered to be of low to moderate sensitivity within the Council's landscape evidence base primarily due to the site being well contained by woodland to the north, south and west with the thick frontage of hedgerows and trees along the A22 to the east. • 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. • The impact is expected to be uncertain as although the site is well enclosed and the impacts upon the landscape would be dependent upon the proposed employment

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						development that comes forward and whether the impacts can be reduced through suitable mitigation measures.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a Conservation Area and there are no heritage assets either within the site or in proximity 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. • Therefore, it is considered that the site would have no significant negative effect on this SO.
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 currently vehicular access onto the northbound carriageway A22 from the site, with poor visibility splays for the slip lane joining the A22. Therefore, improvements to the vehicle access would be required for development of employment space on the site, especially if there is a need for HGVs to use the access. Improving the visibility splays would result in the loss of vegetation along the northbound verge of the A22. • There is no pedestrian access to the site as there are no footpaths along the A22 in this location. • The nearest train station is at Berwick, approx. 1.6 mile south of the site, therefore the only reasonable access to the station is via private motor vehicle. • The nearest bus stop is at the Woodside Hall to the north of the site, although there is currently no pedestrian connectivity to the bus stop. However, the existing bus service is poor with only one public bus between Ripe and Eastbourne a week. • There are no PRoWs within 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.

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						• The impact is considered minor negative at this stage given the lack of pedestrian connectivity and sustainable public transport access to the site.
SO14	HOUSING					• The proposed development is for employment floorspace only and therefore offers no provision of housing units. • The impact on this SA Objective is expected to be a no significant effect if the site is brought forward as the promotor of the site has only proposed the site for the development of employment floorspace.
SO15	HEALTH & WELLBEING					• The nearest health services (GP, dentists, pharmacy) are in Polegate, approx. 1.4 miles to the south of the site. The nearest hospital is in Eastbourne, approx. 4.1 miles to the south. • The Polegate clinical area is currently in the early stages of a new development in the area in order to meet the increased need in the area. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Hailsham (Freedom Leisure Centre) however these are only accessible by private motor vehicle from the site. • 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 is in the early stages of expansion over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be uncertain across all timescale, as the use of the proposed employment floorspace is unknown at this stage.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development of the site would not provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty.

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						• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and employment uses, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for 9,300sqm of employment floorspace provision therefore it is considered that the site would have major positive effect over all timescales on this SA Objective. Furthermore, jobs may be created in the short term in relation to construction, having a major positive effect.
SO19	TOWN & VILLAGE CENTRES					• The site is located on the west side of the A22 between Hailsham and Polegate, although it is detached from either settlement. • Both Hailsham and Polegate have an array of services and facilities of services and Polegate has a train station. • The site is not proposing any retail floorspace. • The site is currently accessible by vehicles although only from the northbound carriageway of the A22. • The provision of pedestrian connectivity between the site and either Hailsham or Polegate centres is unachievable. • Therefore, the impact on this SA Objective is considered to be uncertain.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The site is for employment use only the development of this site would not put any additional demand on the education system within the district. • 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.

SUMMARY OF RESULTS: SHELAA Ref: 1029/1310 SITE: Natewood Farm, Polegate Road, Hailsham																				
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport • Infrastructure
Cumulative Effects	The site is detached from any settlement and therefore has limited access to services and facilities, as well as a poor public transport service due there being no footpath between the site and the bus stop. Therefore, requiring travel by private motor

	vehicle for services and facilities. The site does not currently benefit from planning permission nor any application for development. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is situated on the west side of the A22 between the Hailsham and Polegate, both of which are sustainable settlement according to the settlement hierarchy. However, the site is isolated and detached from both settlements by the A22. The site has no access to public transport as there is no pedestrian connectivity to the nearby bus stop and require the use of a private motor vehicle to access services and facilities in Hailsham or Polegate. **Major positive: SO18 Economy & Employment** The site promotor has proposed a development of 9,100m^2 (net) employment floorspace development in this rural location, which would make a positive contribution to the district's employment floorspace needs. **Minor positive: None** **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO5 Soil, Land & Minerals; SO6 Waste; SO7 Pollution and SO13 Travel & Accessibility** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. The disturbance of soil from development can lead to increased compaction and / or erosion. The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. There is a lack of pedestrian connectivity and sustainable public transport access to the site. The existing vehicle access would need to be improved to be suitable for HGVs merging with the dual carriageway and better visibility splays. Furthermore, the one-way northbound traffic will require a further detailed transport assessment on the impact on impact of development on A22 and local highway network. **No significant effect: SO3 Flood Risk; SO9 Biodiversity; SO11 Historic & Cultural Heritage and SO14 Housing** The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects

Selected / Rejected for allocation	The site is rejected for allocation because development on greenfield land here would be isolated and detached from any settlement with services and facilities. Additionally, the site is not accessible by public transport services as there is no footpath between the site and the bus stop will require the use of private motor vehicles to access services and facilities.